



PLAN COMMISSION Wednesday, January 16, 2019 7:30 P.M. MEMORIAL HALL – MEMORIAL BUILDING (Tentative & Subject to Change)

1. CALL TO ORDER

- 2. ROLL CALL
- 3. PUBLIC COMMENT
- 4. MINUTES Minutes of November 14, 2018, and December 12, 2018

5. FINDINGS AND RECOMMENDATIONS

- a) Case A-37-2018 724 N. York Rd. Hinsdale Animal Hospital Illuminated Ground Sign in the Design Review Overlay District
- b) Case A-24-2018 Village of Hinsdale Zoning Code Text Amendment to Section 6-111(H) Exceptions and Explanatory Notes for the O-2 Limited Office District

6. SIGN PERMIT REVIEW

a) Case A-57-2018 – Ground Sign Nameplate on existing Med Properties Ground sign on Salt Creek Lane median – Hinsdale Humane Society

7. EXTERIOR APPEARANCE AND SITE PLAN REVIEW

a) Case A-54-2018 – 330 Chestnut St. – Sharon Habiger – Major Adjustment to an Exterior Appearance and Site Plan Review to construct a 2-story accessory structure in the B-3 General Business District.

8. PUBLIC HEARING - <u>All those wishing to provide public testimony must be sworn in</u> <u>and after the applicant makes their presentation will be recognized by the Chair to</u> <u>speak.</u>

- a) Case A-55-2018 718 N. York Rd. Kouris MD Cosmetic Plastic Surgery Illuminated Ground Sign and Wall Sign in the Design Review Overlay District and O-2 Office District.
- b) Case A-45-2018 Village of Hinsdale Zoning Code Text Amendment to Section 9-106(J)(7) to prohibit internally illuminated signage in the B-2 Central Business District.

9. ADJOURNMENT

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Darrell Langlois, ADA Coordinator at 630.789-7014 or **by TDD at 789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. Web Site: <u>www.villageofhinsdale.org</u>

MINUTES VILLAGE OF HINSDALE PLAN COMMISSION November 14, 2018 MEMORIAL HALL 7:30 P.M.

Chairman Cashman called the special meeting to order at 7:30 p.m., Wednesday, November 14, 2018, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT:	Steve Cashman, Gerald Jablonski, Julie Crnovich, Mark Willobee, Jim Krillenberger, Debra Braselton and Troy Unell
ABSENT:	Scott Peterson and Anna Fiascone
ALSO PRESENT:	Chan Yu, Village Planner Applicant for cases: A-44-2018, A-48-2018, A-50-2018 and A-40-2018

Approval of Minutes – October 10, 2018

The Plan Commission (PC) **unanimously approved** the October 10, 2018, minutes, as submitted, 7-0, (2 absent).

Sign Permit Review - Case A-44-2018 - 30 E. Hinsdale Ave. - Yankee Peddler - 1 Awning Sign

The applicant introduced the proposed awning sign with a colored sample of the fabric.

Chairman Cashman asked for any comments by the PC.

Commissioner Crnovich stated it is very tasteful and fits in well with the historic district. The PC in general agreed.

The PC with no further comments, **unanimously approved** the sign application as submitted, 7-0, (2 absent).

Sign Permit Review - Case A-48-2018 - 45 S. Washington St. - Lepa Boutique & Décor - 1 Wall Sign

The applicant introduced himself as the sign contractor and fabricator, and stated that he has the sample materials if the PC wishes to see it.

Chairman Cashman asked to clarify if sign backing is black, based on the sign application exhibit.

The applicant responded it is a matte black, made of aluminum, with a bracket bent an inch and a half, and all installed with clips hidden by the backing plate. The half inch letters would be bolted through the backing plate.

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The PC in general thought the sign looks very good.

The PC with no further questions or comments, **unanimously approved** 7-0, (2 absent), the sign application as submitted.

Sign Permit Review - Case A-50-2018 - 21 W. Second St. - TinkRWorks - 1 Wall Sign

The applicant introduced herself as the sign contractor, and reviewed the material, mounting method and colors of the proposed wall sign.

Chairman Cashman asked for any comments by the PC.

Commissioner Unell stated it looks good.

Commissioner Willobee asked how many other tenants are in the building.

The business owner responded just U.S. Bank.

Commissioner Willobee added his only other comment is the asymmetrical entrance due to the proposed wall sign.

Commissioner Braselton asked about the 3 colors and if this is a logo.

The applicant responded yes, and explained that they reduced the number of colors to meet the 3 per code.

Commissioners Crnovich asked if the logo is considered 3 colors.

Chan responded what he counted is orange, blue and green, and has no sign backing.

Commissioner Jablonski stated that he believes it is a little too big.

The applicant responded the rule of thumb is that you can read a 15" legible letter from 300 feet, and they used that to be legible from the street. They could try to make it smaller, but the intricacies of the tools in the logo get lost.

Chairman Cashman mentioned that the U.S. Bank sign is hard to see.

Commissioner Krillenberger stated it looks great.

The PC with no further questions or comments, **unanimously approved** 7-0, (2 absent), the sign application as submitted.

Exterior Appearance and Site Plan Review (continued from Oct. 10, 2018, PC meeting) - Case A-40-2018 – 550 W. Ogden Ave. – Hinsdale Ortho – Exterior Appearance and Site Plan Review for Interior Parking Lot Landscape Plan (retroactive request), Exterior Parking Lot Landscape Plan and Parking Lot Lighting Plan.

At the November 14, 2018, PC meeting, Mr. Dave Kanzler returned with a lighting expert from Morgan Harbour Construction, Mr. Marrico Crum to answer questions. Mr. Crum confirmed the correct photometric plan is code compliant, indicating less than 0.5 at the residential lot line. The new light poles would also be 14' tall.

Chan stated that the large sets of photometric plans are not consistent with the initial code compliant plans. To that end, we need clarification on the submitted plan.

Chairman Cashman asked if the emailed plan (subsequent to the October 10, 2018, PC meeting) was code compliant.

Chan responded yes, because it shows less than 0.5 foot candles at the residential lot line. The submitted large plans show numbers over 0.5.

Mr. Crum explained that while he enlarged the plan, the formatting changed, and took data without the glare shields in place.

Commissioner Braselton asked if the lights turn off at night.

Mr. Crum replied the lights dim to a security level lighting at 10 PM.

Commissioners Crnovich asked how dim will it be at security lighting.

Mr. Crum replied there's no real code for that, he told the electrician to dim it 20%.

Chan asked if the lighting is dimmable, and if the neighbors, Trustees or Plan Commissioners have an issue, could you dim it.

Mr. Dave Kanzler stated that he will be completely code compliant, and do whatever they need to do, including turning the lights off.

Chairman Cashman stated that it should be noted that the lighting currently shows low illumination levels even at full mode, pointing out that most of it are fractions of a foot candle.

Commissioners Crnovich asked about the lighting adjacent to Manor Care without glare shields.

Mr. Crum replied that is because it faces towards the street so there is no residential spillover and the light dissipates to code compliant levels at the lot line, thus there was no need to put the shields on.

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Commissioners Crnovich asked if the new lights will be in the parking lot.

Mr. Crum replied the new lights will be installed next to the landscaped area on a 2' curb, with a 12' pole. So the new lights will be 14' tall and under the maximum 15' height.

Commissioners Crnovich clarified that it will not taking up any parking spaces.

Mr. Crum replied correct.

Commissioner Crnovich asked about the gate on the site plan.

Mr. Dave Kanzler explained that he was reviewing this with the Village Fire Department, but is not part of the request although it could be considered in the future.

Commissioner Crnovich noted the parking situation is messy between Manor Care, and asked if he does pursue a gate, he'd seek Village approval.

Mr. Dave Kanzler confirmed yes.

The PC with no further questions or comments, **unanimously recommended approval** 7-0, (2 absent), for the exterior appearance and site plan application as submitted.

<u>Public Hearing</u> - Case A-24-2018 – Village of Hinsdale – Zoning Code Text Amendment to Section 6-111(H) Exceptions and Explanatory Notes for the O-2 Limited Office District *continued from July 11 PC meeting*

Please refer to Attachment 1, for the transcript of Public Hearing Case A-24-2018.

The PC held a public hearing to review the requested information with Village staff, and **unanimously recommended to deny** the text amendment from the Village of Hinsdale to Zoning Code Section 6-111, 7-0, 2 absent. There were no public comments from the audience at the PC meetings.

The PC stated the requested regulations are arbitrary and would set a bad precedent. The application is too site specific and is potentially spot zoning. And the PC believes the current zoning application process is already in place to carefully review future requests, rationally, and with input by the public.

<u>Public Hearing</u> - Case A-45-2018 – Village of Hinsdale – Zoning Code Text Amendment to Section 9-106(J)(7) to prohibit internally illuminated signage in the B-2 Central Business District.

Please refer to Attachment 2, for the transcript of Public Hearing Case A-45-2018.

The PC held a public hearing to review the requested information with Village staff, and **unanimously continued** the text amendment from the Village of Hinsdale to Zoning Code Section 9-106(J)(7), 7-0, 2 absent, in order for staff to gather data regarding other historic district sign code language, the current

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number of illuminated signs in the downtown district, and get feedback from the Chamber of Commerce. There were no public comments from the audience at the PC meeting.

<u>Schedule of Public Hearing</u> - Case A-37-2018 – 724 N. York Rd. – Hinsdale Animal Hospital Ground Sign in the Design Review Overlay District

The PC **unanimously approved** to schedule a public hearing for Case A-37-2018 for the December 12, 2018, PC meeting, 7-0, (2 absent).

<u>Adjournment</u>

The meeting was adjourned at 8:42 p.m. after a unanimous vote.

Respectfully Submitted by Chan Yu, Village Planner

STATE OF ILLINOIS)) ss. COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE PLAN COMMISSION

1

In the Matter of:)
Case A-24-2018 - Zoning Code)
Text Amendment to Section 6-111(H))
Exceptions and Explanatory Notes)
for the O-2 Limited Office District)

REPORT OF PROCEEDINGS had and testimony taken at the continued public hearing of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 14th day of November, 2018, at the hour of 7:55 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman; MS. DEBRA BRASELTON, Member; MS. JULIE CRNOVICH, Member; MR. GERALD JABLONSKI, Member; MR. JIM KRILLENBERGER, Member; MR. MARK WILLOBEE, Member; MR. TROY UNELL, Member.

	2		4
1	ALSO PRESENT:	1	the height of the building will be reduced, and
2	MR. CHAN YU, Village Planner;	2	the FAR.
3	MR. LANCE MALINA, Village Attorney.	3	CHAIRMAN CASHMAN: Questions of the
4	* * *	4	applicant?
5	CHAIRMAN CASHMAN: Our first case is	5	MS. BRASELTON: It's nice that we have
6	A-24-2018 from the Village of Hinsdale. It's a	6	the Village attorney here.
7	Zoning Code Text Amendment to Section 6-111(H),	7	CHAIRMAN CASHMAN: Yes.
8	Exceptions and Explanatory Notes for the 0-2	8	MS. BRASELTON: Can you comment on the
9	Limited Office District. This we continued from	9	precedential nature of this if it's passed, if
07:55:36PM 10	our July 11 PC meeting.	07:58:17PM 10	any, for other areas, other zoning districts?
11	I believe we continued it because	11	MR. MALINA: Well, I think Chan
12	of lack of notification?	12	commented on that. Like the way the amendments
13	MR. UNELL: That's correct.	13	are drafted, where they would apply in the 0-2
14	CHAIRMAN CASHMAN: So are you the	14	and because of the lot size, the minimum lot
15	applicant, Chan?	15	size, and another couple requirements, they
16	MR. YU: Yes.	16	would only apply to this particular property.
17	CHAIRMAN CASHMAN: Yes. I think you	17	And then the question came up
18	are. It's fallen to you. Do you want to	18	before is if something applies to one property
19	explain this to us, and then we will grill you.	19	doesn't that mean it's spot zoning, and I
07:56:02РМ 20	MR. YU: So essentially the context of	07:58:48PM 20	addressed that in my memo to you.
21	this arose	21	So there are occasions where you
22	CHAIRMAN CASHMAN: Does Chan need to be	22	use logical planning principles, and it may be
	3		5
1	sworn in?	1	
			because of the way everything is districted it
2	MR. MALINA: No.	2	might only apply to one lot or one property at
2 3	MR. MALINA: No. MR. YU: Right. So there was a map	2 3	might only apply to one lot or one property at least at this time.
2 3 4	MR. MALINA: No. MR. YU: Right. So there was a map amendment at Kensington School for that case	2 3 4	might only apply to one lot or one property at least at this time. MR. KRILLENBERGER: So how did you pick
2 3 4 5	MR. MALINA: No. MR. YU: Right. So there was a map amendment at Kensington School for that case number to amend an R-4 Single-Family Residential	2 3 4 5	might only apply to one lot or one property at least at this time. MR. KRILLENBERGER: So how did you pick these proportions from 40 to 25 feet? Does that
2 3 4 5 6	MR. MALINA: No. MR. YU: Right. So there was a map amendment at Kensington School for that case number to amend an R-4 Single-Family Residential to Office Limited District. And as part of the	2 3 4 5 6	might only apply to one lot or one property at least at this time. MR. KRILLENBERGER: So how did you pick these proportions from 40 to 25 feet? Does that match Kensington's proposed building and use?
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	6		8
1	look at it that way. The other way to look at	1	we had the 3 trustees, 3 commissioners at least,
2	it is a commercial use or an industrial use is	2	that voted no against this because of just the
3	always considered more intense than single-	3	idea of going from the residential zoning
4	family use. So that's another way to look at	4	district to 0-2. But, again, we had a majority
5	it.	5	that voted yes. It went to the trustees, they
6	CHAIRMAN CASHMAN: In our zoning	6	voted yes.
7	ordinance, we allow in 0-2, we feel like 40 feet	7	So that kind of bothers me, okay.
8	is acceptable.	8	Now we decided 0-2 is good, and now we think
9	MR. MALINA: Right.	9	it's not and we are going to change the 0-2?
08:00:17PM 10	CHAIRMAN CASHMAN: Just in this one	08:02:02PM 10	And we think it's If I was the Kensington
11	property because of But I can count three	11	-
12	people that don't even live adjacent to it.	12	I mean you are diminishing the value of the
13	They are all on North Street or north Monroe. I	13	property.
14	just find it bothers me. I think it just seems	14	I do think it's unusual property.
15	so	15	And I think Robb spoke to this. And I think
16	I liked your letter. I thought you	16	some other commissioners or people at the board
17	had a couple things in there, Lance, that where	17	meeting, which I couldn't see them, they were on
18	it spoke to me where it says You know, it	18	TV. It's a small site. It's a corner lot. And
19	talked about spotting. But he said, you know,	19	it has stormwater requirements. So basically
08:00:42PM 20	that the regulations could be argued to be	08:02:22PM 20	between I think the parking, the balance between
21	irrational and arbitrary. I would contend that	21	parking and building size, and stormwater, you
22	these are completely irrational and arbitrary	22	are not going to really build anything much
	7		9
1	7 because where is the data. I mean we, just	1	9 bigger than what's there. So I think, number
1	•	1	·
	because where is the data. I mean we, just		bigger than what's there. So I think, number
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2	because where is the data. I mean we, just because 3 We had an issue. And I went back and listened to	2 3	bigger than what's there. So I think, number one, that's I think into play and that was discussed by the trustees previously.
2 3 4	because where is the data. I mean we, just because 3 We had an issue. And I went back and listened to this board meeting, and it was interesting.	2 3 4	bigger than what's there. So I think, number one, that's I think into play and that was discussed by the trustees previously. And then I think you look at the
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	10		12
1	and with the trustees that I'm not afraid if	1	CHAIRMAN CASHMAN: I understand, and
2	something happened.	2	I'm sympathetic. I think the trustees are
3	And I think it's interesting, if	3	trying to be good about it. I think listening
4	you go back and listen to the trustees' tape,	4	and deliberating and responding, and we have
5	they all felt this is a good use. This is going	5	done this for so many different projects.
6	to be around. This is not a one-off early	6	I mean we have even knocked down a
7	childhood facility. This is a company that has	7	building, an existing building, to create
8	demonstrated that they build these things and	8	more The mechanism is there. Hinsdale
9	they do well. It's a great, I think a	9	Meadows, think of all the different things that
08:03:41PM 10	phenomenal transition. If they have parking	08:05:24PM 10	went through and were discussed there. I just
11 UB:03:41PM	issues, we will resolve them just like we are	11 UB:U5:24PM	feel like we already have what we need in our
12	working with Hinsdale Orthopaedics.	12	ordinance. And to make this change, I do think
13	That's a couple things. I have a	13	it sets a terrible precedent. Because if I had
14	few more. I mean think about this, and this is	14	something next to me and I didn't like it, I
15	what Gerry was getting to. The adjacent	15	would be like, well, come on, let's get enough
16	properties can be 3 stories, and we are	16	trustees in favor of this thing and try to get
17	restricting this one building to a 1-story	17	it to the Plan Commission and put it through. I
18	building. It is crazy to me that the	18	just don't like it.
19	residential setbacks are 35 front, 35 corner,	19	I'm sympathetic to these people.
08:04:07PM 20	8 side, rear, and we are changing these things.	08:05:47PM 20	I'm really hopeful that Kensington will do a
21	And based on what data? Like what percentage?	21	good job. I'm excited even to see construction
22	Who came up with these numbers? It just seems	22	going on there now. It's going to be such an
			13
1	completely arbitrary. I don't see any science	1	improvement. And if everything works out the
2	behind this. I don't see anything that decides	2	way it was proposed and traffic does not become
3	that this is going to make it better. And I	3	a nightmare, this could be a really great thing
4	think it's, I say it creates a terrible	4	for us; but I just don't think this is how we
5	precedent.	5	solve the problem.
6	I mean when we did the General	6	MS. CRNOVICH: I noticed, too, in the
7	Motors for Land Rover Jaguar, I mean why didn't	7	proposed text amendment it was for properties
8	we start applying all kinds of zoning changes to	8	that adjoin. And what's the definition of
9	that property? Next thing you know, every time	9	adjoin? And actually, if it would have been
08:04:40PM 10	we have a property that's adjacent to	08:06:15PM 10	what we use in the Code usually is abut, I think
11	residential, which I do agree residential trumps	11	there would have been other parcels that this
12	everything I think we already have the	12	would have pertained to. But this, I agree with
13	things in place to do this. And I think it	13	everything Steve is saying, you know.
14	speaks volumes that no one on Madison that	14	MS. BRASELTON: I do, too.
15	backup to this property ever came before us.	15	MS. CRNOVICH: It's one zoning lot.
16	It's in their backyard.	16	CHAIRMAN CASHMAN: I would feel better
17	MR. KRILLENBERGER: Nor are they here	17	if it was multiple zoning lots, if it had some
18	tonight.	18	rationale.
19	CHAIRMAN CASHMAN: Nor are they here	19	MS. CRNOVICH: Yes.
08:05:01PM 20	tonight.	08:06:35PM 20	MR. MALINA: Right.
21	MR. JABLONSKI: Because they are	21	CHAIRMAN CASHMAN: If it made sense.
22	embarrassed.	22	If we decided 0-2 is too big, and it's

	14		16
1	systematically 0-2 is always important.	1	I think they are buying a new fence for those
2	When you look at this District, it always abuts	2	people.
3	these residential areas. But if we decided that	3	MS. BRASELTON: Yes.
4	somehow we need to change it, just like we	4	MR. MALINA: Right. And Ogden has
5	change the downtown, the height of the buildings	5	always been a challenge.
6	in downtown, because we realized it was too	6	CHAIRMAN CASHMAN: Oh, it has been.
7	tall.	7	They are not here, one of the commissioners
8	MS. CRNOVICH: And these setbacks would	8	asked about the or it must have been a
9	be greater for 0-2 versus 0-1. And 0-1 is	9	trustee asked about the animal hospital property
08:07:01PM 10	supposed to have, you know, the larger setback.	08:08:36PM 10	that they'll vacate when they open up their new
11	So it's kind of throwing that whole thing off,	11	place. That's residential. There are 4 lots up
12	too, then. I mean what do you do, go back and	12	for sale, and that's staying residential.
13	change that? And that's not what the Code	13	That's completely surrounded. I think that's a
14	states.	14	completely different situation. Hopefully, that
15	MS. BRASELTON: It's well-intentioned.	15	won't sit empty for decades. But if developed
16	Nobody questions the intention.	16	properly, maybe they can buffer it. This one
17	CHAIRMAN CASHMAN: Oh, no. Absolutely	17	just bothers me.
18	well-intentioned.	18	Troy?
19	MS. BRASELTON: I think it's a huge	19	MR. UNELL: I agree with all your
08:07:20PM 20	problem, and I respectfully disagree with the	08:09:01PM 20	positions on it.
21	spot zoning.	21	CHAIRMAN CASHMAN: Mark, I didn't mean
22	MS. CRNOVICH: And I think you also may	22	to jump past you.
	15		
1	consider some of the 0-1 districts then and some of the business districts, which there is	1	MR. WILLOBEE: No, that's all right. No. I underlined in your memo rational
2 3	residential next to those, too. You know, like	2	approach and irrational and arbitrary. I think
4	I said, anybody can come in saying, well, you	4	to your point, our process is rational. As we
5	know	5	go through the change, I think what you are
6	CHAIRMAN CASHMAN: I always think about	6	saying, Steve, some of the changes that we are
7	one, the cases that we hear that are in those	7	having, it's like we have a desired use in mind
8	districts. Those are always the most	8	if it does change; but we don't even know what
9	challenging because it's transitioning from a	9	that would be. Right? So why are we trying to
08:07:47PM 10	commercial area to a residential area. And you	08:09:27PM 10	look at a crystal ball to make changes for a use
11	really want to make that transition as good as	11	that we don't know what's going to walk in the
12	possible.	12	door, at Kensington at least.
13	This was reverse where, to be	13	CHAIRMAN CASHMAN: It's just a fear.
14	honest, to have a house right on Ogden Avenue on	14	It's a fear based on nondata or experience.
15	that corner would not be a primo spot for a	15	MR. WILLOBEE: Right.
16	house. I certainly wouldn't want to live there.	16	CHAIRMAN CASHMAN: If we had a problem
17	And so because of the speed and noise of Ogden,	17	with 0-2s where this kept happening, then I
18	in a way it forced it to go the other way where	18	would be in favor of doing a detailed study of
19	it created a transition from Ogden to this	19	the whole 0-2 district and say, okay, what do we
08:08:13PM 20	residential.	08:09:47PM 20	need to do to make 0-2 a better transitional
21	It's interesting. And even	21	district.
22	Kensington, I mean they went out of their way.	22	MR. WILLOBEE: Right. And to your

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	18		20
1	other point, I feel like we are effectively deed	1	about it because they are ultimately the ones
2	restricting property through this change; and I	2	who have to work on it if the business fails.
3	don't think that's fair to the property owner as	3	So there is no way that I could ever vote for
4	well.	4	something written like this.
5	MR. YU: And I think that's one thing I	5	CHAIRMAN CASHMAN: Okay. Thanks, Chan.
6	want to point out. This is not a counter to	6	Thanks, Lance.
7	everything that you are saying. Chuck Marlas,	7	Do I have a motion regarding case
8	he's the person that purchased the property.	8	Case A-24-2018? I guess first do I have a
9	And to show his flexibility and for the	9	motion to approve.
08:10:08PM 10	neighbors' concerns, he was okay with the	08:11:53PM 10	MR. MALINA: You can go right to denial
11	Village applying for this amendment.	11	based on your discussion.
12		12	CHAIRMAN CASHMAN: Just checking the
13	MR. YU: Just an aside.	13	wind.
14		14	MR. MALINA: You don't need to.
15	doesn't obviate your duty to look at this as a	15	CHAIRMAN CASHMAN: Do I have a motion
16	text amendment, not as a deed restriction. So	16	to deny Case A-24-2018 from the Village of
17	you are doing the right That's what you are	17	Hinsdale for the Zoning Code Text Amendment to
18	supposed to do.	18	Section 6-111.
19	CHAIRMAN CASHMAN: I think Chuck is	19	MR. UNELL: So moved.
08:10:29PM 20	confident in his business and thinks it will be	08:12:09PM 20	MR. JABLONSKI: Second.
21	succeeding. And he doesn't see Which	21	CHAIRMAN CASHMAN: Jim?
22	actually makes me feel even more confident that	22	MR. KRILLENBERGER: Aye.
	19		21
1	this is more than necessary that he has no	1	MS. BRASELTON: Aye.
2	trepidation about this. He went through the	2	MR. JABLONSKI: Aye.
3	whole process across Ogden on the north side,	3	CHAIRMAN CASHMAN: Aye.
4	and then that just became too tricky with IDOT	4	MS. CRNOVICH: Aye.
5	and the turns that he wanted there. So he then	5	MR. WILLOBEE: Aye.
6	came to this property. So in a way, it was	6	MR. UNELL: Aye.
7	beneficial to us.	7	CHAIRMAN CASHMAN: Thank you.
8	Any other comments? Jim?	8	* * *
9	MR. KRILLENBERGER: Well-put, Steve. I	9	(Which were all the proceedings had
08:10:59PM 10	trust future Plan Commission members.	10	in the above-entitled cause.)
11	CHAIRMAN CASHMAN: Right. Yes. This	11	
12	won't be our problem.	12	
13		13	
14	philosophically that my impression is Zoning and	14	
15	the Plan Commission are here to enhance value in	15	
16 17	the Village. And to write such a specific	16	
17 18	amendment will impugn the value of this	17	
10	property. When you say the fellow who is	10	
08:11:20PM 20	developing business, he doesn't care about it, I	20	
08:11:20PM 20	would be interested to know what his bank that	20	
22	is lending against that property would think	21	
	is renaing against that property would think	~~~~	

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5	I JANICE IL LIEINEMANNI CCD DDD CDD
	I, JANICE H. HEINEMANN, CSR, RDR, CRR,
4	do hereby certify that I am a court reporter
	doing business in the State of Illinois, that I
5	reported in shorthand the testimony given at the
	hearing of said cause, and that the foregoing is
6	a true and correct transcript of my shorthand
Ŭ	notes so taken as aforesaid.
-	notes so taken as aloresalu.
7	
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	Janice H. Heinemann CSR, RDR, CRR
9	License No 084-001391
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STATE OF ILLINOIS)) ss. COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE PLAN COMMISSION

In the Matter of:)
Case A-45-2018 - Zoning Code Text)
Amendment to Section 9-106(J)(7))
to prohibit internally illuminated)
signage in the B-2 Central Business)
District)

REPORT OF PROCEEDINGS had and testimony taken at the public hearing of the aboveentitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 14th day of November, 2018, at the hour of 8:12 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman; MS. DEBRA BRASELTON, Member; MS. JULIE CRNOVICH, Member; MR. GERALD JABLONSKI, Member; MR. JIM KRILLENBERGER, Member; MR. MARK WILLOBEE, Member; MR. TROY UNELL, Member. 1

	2		4
1	ALSO PRESENT:	1	prefer the goose-neck, external type of
2	MR. CHAN YU, Village Planner;	2	lighting. So I really think this is where this
- 3	MR. LANCE MALINA, Village Attorney.	3	request is coming from.
4	* * *	4	And it's a request to prohibit
5	CHAIRMAN CASHMAN: This is Case	5	illuminated signage, backlit signage, as even a
6	No. A-45-2018. This is a Zoning Code Text	6	request; so they can't even request it for the
7	Amendment to Section 9-106(J)(7) to prohibit	7	Historic District.
8	internally illuminated signage in the B-2	8	MS. CRNOVICH: Chan, could you explain
9	Central Business District.	9	HPC, their role, in reviewing signage? I know
08:12:44PM 10	And Lance is lucky, he gets to get	08:14:41PM 10	there has been some questions from certain Plan
11	out of here for this one.	11	commissioners of why does HPC even get to have,
12	MR. MALINA: Chan just wanted me here	12	even get to remark on signage. I know that's
13	in case	13	something that's only been going on for a couple
14	CHAIRMAN CASHMAN: No, we appreciate	14	years.
15	it. You wrote the memo so it was great.	15	MR. YU: Right. So it's in Title 14.
16	MR. MALINA: But you did exactly the	16	It's always been there.
17	right thing. It was your job to apply those	17	MS. CRNOVICH: So it wasn't always
18	principles; but I just wanted to correct the	18	MR. YU: It wasn't always enforced.
19	sort of the idea that the sole fact that it	19	But in terms of signage, the Historic
08:13:03PM 20	applies, yes.	08:15:04PM 20	Preservation Commission does make a
21	CHAIRMAN CASHMAN: Thanks, Lance.	21	recommendation to the Plan Commission.
22	MS. CRNOVICH: Happy Thanksgiving.	22	CHAIRMAN CASHMAN: Right, to us.
	3		5
1	MR. MALINA: Same to all of you. Good	1	MS. CRNOVICH: Which I think is a good
1 2	MR. MALINA: Same to all of you. Good night.	1 2	MS. CRNOVICH: Which I think is a good thing.
	-		-
2	night.	2	thing.
2 3	night. (Exit Mr. Lance Malina.)	2	thing. CHAIRMAN CASHMAN: One thing that I
2 3 4	night. (Exit Mr. Lance Malina.) CHAIRMAN CASHMAN: Okay, Chan. One	2 3 4	thing. CHAIRMAN CASHMAN: One thing that I thought was interesting here is it doesn't say
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		6		8
	1	involvement in text amendments.	1	one of the trustees that I thought had a really
	2	MS. CRNOVICH: No, but they do with	2	good point about it, he said, you know, we go
	3	signage and just as	3	through and we have rejected bad designs; and I
	4	CHAIRMAN CASHMAN: But why aren't they	4	think there could be a very good internally
	5	here?	5	illuminated sign. And if you do this, I mean
	6	MS. CRNOVICH: Do they even know it's	6	it's not even possible. This doesn't even
	7	on our agenda?	7	eliminate just internally illuminated.
	8	CHAIRMAN CASHMAN: I would think so,	8	There is I think a fantastic
	9	I'm pretty sure, one of the unnamed people.	9	internally illuminated sign for Bluemercury.
08:16:14PM	10	It's not like there are 50 people.	08:17:38PM 10	It's like a makeup place. I have never gone in
	11	MS. BRASELTON: Don't they meet right	11	there, but it's on the outside. I mean you can
	12	before we do?	12	barely tell it's illuminated. It's a halo
	13	CHAIRMAN CASHMAN: They usually do.	13	illumination. That would eliminate that.
	14	MS. CRNOVICH: No. They meet at a	14	MS. BRASELTON: I know the sign very
	15	different time. I saw it wasn't on their agenda	15	well.
	16	for discussion, and I really feel it should have	16	MS. CRNOVICH: How many of these signs
	17	been discussed by HPC. So we could have heard	17	do we have in the Historic District?
	18	their side, and then I know what your opinion is	18	CHAIRMAN CASHMAN: Exactly. I went and
	19	on this and	19	drove around yesterday. I had my daughter
08:16:31PM	20	CHAIRMAN CASHMAN: You don't know what	08:17:54PM 20	drive, which is interesting, since she got a
	21	my opinion is.	21	permit. There are a total of 15 illuminated
	22	MS. CRNOVICH: You talked about it at	22	signs in the downtown area, internally
		7		9
	1	7 the last meeting, Steve.	1	9 illuminated. The vast majority are not
	1 2		1	
		the last meeting, Steve.		illuminated. The vast majority are not
	2	the last meeting, Steve. CHAIRMAN CASHMAN: My opinion might	2	illuminated. The vast majority are not illuminated.
	2 3	the last meeting, Steve. CHAIRMAN CASHMAN: My opinion might have changed. I hadn't seen it.	2 3	illuminated. The vast majority are not illuminated. And one reason I think it is
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	10		12
1	them. I would want to survey all the businesses	1	was going to say, to get more data.
2	in town and see what their take is because maybe	2	MS. BRASELTON: You both raise really
3	they are in favor of it.	3	good points. But Chan is left here to put this
4	But to just say a couple people	4	application forth with nobody else asking for
5	want to do this and let's change the Code, I	5	it.
6	just think it's irresponsible. I just don't	6	MS. CRNOVICH: I did my own research.
7	think we should be acting that way. We are a	7	I think the biggest eyesore, where this came
8	Historic District. How many are there in the	8	from, was from MyEyeDr., which I think everybody
9	state? How many other towns have restrictions	9	here will agree it is an eyesore.
08:18:54PM 10	on signage?	08:20:11PM 10	MR. KRILLENBERGER: Ironically.
11	MS. CRNOVICH: Galena.	11	CHAIRMAN CASHMAN: See, I wouldn't
12	CHAIRMAN CASHMAN: Galena, right. But	12	agree.
13	Barrington, same downtown area. They have	13	MS. CRNOVICH: Oh, so many people.
14	got	14	CHAIRMAN CASHMAN: But that's your
15	MS. CRNOVICH: Geneva.	15	personal preference.
16	CHAIRMAN CASHMAN: They have	16	MS. CRNOVICH: Right.
17	guidelines. But do they restrict internally	17	CHAIRMAN CASHMAN: And that should not
18	illuminated?	18	be A Code should not be personal
19	MS. CRNOVICH: Yes, in the historic	19	preferences. That's why I'm saying I'm not
08:19:05PM 20	district.	08:20:23PM 20	necessarily opposed to this idea, but it has to
21	CHAIRMAN CASHMAN: Where is the data?	21	be based on some type of criteria. This is
22	Look at Barrington, which is a very similar	22	irrational. I mean if we had all this data
			13
1	community to ours. They have not restricted, but they have signage guidelines that I think	1	And then how about our community? I would want to talk to the head of Chamber of
2	are fantastic. I mean it's basically to guide	3	Commerce, the head of development for the
4	people like us. And it talks about how they	4	Village of Hinsdale.
5	encourage these other types of illumination.	5	MR. KRILLENBERGER: That's right.
6	And they have examples, and they show what's	6	CHAIRMAN CASHMAN: When we are talking
7	positive.	7	to people, Oh, I'm sorry, you can't illuminate
8	If we as trustees, as	8	your sign. We need to know if this is going to
9	commissioners, had that, I think any time we	9	impact. And what's more important, when the
08:19:28PM 10	have an internally illuminated sign we put it	08:20:44PM 10	Hinsdale Theatre was built in 1925, you think
11	through the ringer on whether these meet the	11	that thing wasn't illuminated? It was glowing.
12	criteria.	12	It was a historic building.
13	But how do you ask us to change the	13	MS. CRNOVICH: Well, it wasn't historic
14	Code based on no data? I think we would be	14	in 1925.
15	negligent to change it. I think it's just a	15	CHAIRMAN CASHMAN: I know. But that's
16	knee-jerk reaction. What's next, streetlights,	16	what we are harkening back to, which is most of
17	the color blue? I mean it's just, it's	17	downtown was built in most of the buildings
18	arbitrary.	18	were in the '20s.
19	MS. BRASELTON: Do we have the	19	MR. JABLONSKI: Electricity has been
08:19:47PM 20	opportunity to continue this?	08:21:03PM 20	around for 130 years.
21	CHAIRMAN CASHMAN: Oh, absolutely.	21	MS. CRNOVICH: Well, you know, and I
22	MS. CRNOVICH: That's exactly what I	22	guess we

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-		1	approach. Maybe we could encourage something.
2		2	Even if you just said you're encouraged to use
-		3	something, it would change the thing.
4		4	But if you say what he's saying,
Ę		5	you couldn't even come in front of us with a
e		6	sign. I just think that bothers me. And then
7		7	we have these empty stores that sit there, and
8	internally illuminated, and one thing they are	8	they don't get filled.
ç	really strict about is they don't want the	9	And right now I think our town is a
08:21:18PM 1	entire thing to illuminate. They want when it	08:22:48PM 10	little sleepy at night. We have some
11	goes into nighttime mode that the lettering will	11	restaurants, thank God, finally. But stores
12	be backlit basically.	12	don't stay open. And that's why I have been
13	So if you took MyEyeDr., if they	13	pushing the parking garage. I think it's going
14	had that criteria, it would still be internally	14	to be so crucial to have those parking spaces.
15	illuminated; but it would be toned down a bit.	15	If we were truly a successful town after like
16	That's where I think this is a	16	5 o'clock, these stores would be staying open to
17	concept that needs, if it goes forward, it just	17	8:00 or 9 o'clock at night. Maybe if that was
18	needs to be considered properly because it might	18	the scenario, they'd want illumination.
19	make sense. But I think to ask us to vote on	19	MS. BRASELTON: But do people, we don't
08:21:40PM 20	this with no information, basically just show us	OB:23:09PM 20	even know if people want the stores open to 8:00
21	how you are changing this paragraph, I think	21	or 9:00 at night, we don't know because we
22	it's really not the way to do business. We	22	CHAIRMAN CASHMAN: Right.
	15		17
1	should have all this data. I mean all the	1	MS. BRASELTON: Might this be, it seems
2	historic districts in northern Illinois, I would	2	like this would be amenable to a study group or
3		3	a subcommittee or something.
2	5 5 7	4	CHAIRMAN CASHMAN: Right. I think it's
Ę		5	a good question for sure.
6	,	6	MS. BRASELTON: It is a good question.
7		7	MS. CRNOVICH: That's why I was hoping
3		8	HPC could give their opinion. Or it's too bad
9		9	Scott is not here tonight. I mean he's the
08:22:05PM 10	ľ	08:23:30PM 10	chair of HPC.
11 12	· · · · · · · · · · · · · · · · · · ·	11 12	MS. BRASELTON: Well, they are the applicants, they should be here.
13		13	CHAIRMAN CASHMAN: Who is the
14		13	Village head of development for the Village
15		15	now, is that Robb?
16		16	MR. YU: Yes.
17		17	CHAIRMAN CASHMAN: Robb is meeting with
18		18	potential tenants constantly trying to fill up
19		19	empty stores, that we should hear from the
08:22:23PM 2 (08:23:44PM 20	Village. We should hear from the Chamber of
21	-	21	Commerce for sure because they represent all the
22	could come up with something different than this	22	businesses.

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1	And then why not do a survey of the	1	CHAIRMAN CASHMAN: The old
2	businesses, just ask them a simple question.	2	Schweidler's, I think that's one of the most
3	They might like, say if you asked the Village	3	amazing designs. You never would think he did
4	Because it's really the majority are not	4	that. It's just a fascinating design.
5	illuminated right now, the vast majority. You	5	MR. KRILLENBERGER: He approved the
6	are talking 15 total signs in the downtown area.	6	plan for this building as part of the Plan
7	And some I counted are actually not because it's	7	Commission chairmanship.
8	like the Harris Bank is not in this District.	8	MS. CRNOVICH: That was not on the
9	It's just across the street, it's got an	9	program Sunday.
08:24:07PM 10	illuminated sign.	08:25:18PM 10	MR. KRILLENBERGER: I read it on the
11	It would be interesting. Maybe it	11	Internet, must be true.
12	makes sense to do it. That's where I was	12	Yet to pile on a little bit, this
13	thinking I was totally opposed to it. But when	13	is a business development issue. And I share
14	I really drove around and looked, I went, I	14	your misgivings, Julie, about some of the
15	don't think it's a problem, you might not like	15	illuminated signs including MyEyeDr., whatever
16	that one sign but	16	it's called.
17	MS. CRNOVICH: There are a couple more.	17	But when FedEx appeared before us,
18	FedEx.	18	and I think it was probably Robb who said we
19	CHAIRMAN CASHMAN: But if there were	19	have been trying really hard to get some
08:24:22PM 20	ordinances on architectural design, Frank Lloyd	08:25:46PM 20	national tenants to come to downtown Hinsdale,
21	Wright would not have built a single house in	21	and they bring illuminated signs. Hopefully,
22	the United States.	22	they are tasteful. Hopefully, the lumens are
	10		
	19		21
1	MS. BRASELTON: Good point.	1	down. And we can have lumen meters and make
2	MS. BRASELTON: Good point. CHAIRMAN CASHMAN: I mean I think	2	down. And we can have lumen meters and make sure they are within our standards.
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	22		24
1	just looked at FedEx and MyEyeDr.	1	ones. It needs to be broken out.
2	CHAIRMAN CASHMAN: Did you find FedEx	2	I would be okay with extending this
3	is not illuminated?	3	because then at least we could have some data.
4	MS. CRNOVICH: Yes.	4	Without data I think we would be compelled to
5	MS. BRASELTON: Really.	5	vote no, unless you just are dead set against
6	MS. CRNOVICH: Let's see, this one and	6	any illumination in signs. But then I'd say why
7	I have another one that I did not print. I'll	7	not have eliminate goosenecks? Why not
8	have to go back and	8	eliminate anything?
9	MS. BRASELTON: I'm intrigued by the	9	MS. CRNOVICH: Oh, I think there is a
08:27:18PM 10	halo illumination.	08:28:51PM 10	big difference between the goosenecks and the
11	CHAIRMAN CASHMAN: Halo, I think that's	11	CHAIRMAN CASHMAN: The tricky part that
12	one thing in Barrington they really encourage	12	we don't even have covered are those illuminated
13	because you can still see, like it says Bank One	13	things inside the stores.
14	or whatever, because it's like the shadow of the	14	MS. CRNOVICH: Although, I think we
15	letter so it's a subtle thing. That's an	15	will all agree that our signage code needs to be
16	internally illuminated sign so that would be	16	totally redone. I just think being a Historic
17	excluded. So maybe that, maybe that type of	17	District, I think there is the charm to that,
18	illumination should be left.	18	the character of the District, and a lot of
19	That's just even what is the	19	these signs take away. It's visual clutter to
08:27:43PM 20	definition of what's an illuminated sign. What	08:29:15PM 20	me from some of these beautiful buildings. Why
21	are we allowing? We have done a lot of halo	21	have a Historic District? But I do agree with
22	signs here recently, and I think they look	22	you that we could use some more information.
	23		25
1	decent.	1	CHAIRMAN CASHMAN: We could.
2	But I wouldn't want the whole town	2	MS. CRNOVICH: Like I think Geneva, I
3	a bunch of gooseneck things. That's going to	3	love their zoning code.
4	look like Disneyland. Disneyland is fake. And	4	CHAIRMAN CASHMAN: I would like to see
5	commerce and business, you know, Rome wasn't	5	all of them. It would just be interesting to
6	created the way it looks. It was knocked down,	6	know.
7	rebuilt, and the good stuff lasts. If it's ugly	7	MR. CRNOVICH: Poor Chan. It sounds
8	and it's poorly done, it gets demolished. And	8	like a lot of work.
9	Hinsdale is the same way. I think the good	9	CHAIRMAN CASHMAN: Well, yes. We could
08:28:12PM 10	stuff will say.	08:29:39PM 10	continue it for two months if you'd like. It's
11	And people choose. Look at	11	just without the data we are just shooting in
12	Starbucks chose not to put in an internally	12	the dark. We could be doing something that's a
13	illuminated sign. I mean we didn't ask them. I	13	total mistake, and how are we ever going to
14 15	mean most of the signs are not internally illuminated. I mean you are talking about a	14	change it; we can't. Once the trustees revise this, it wasn't like it was a unanimous vote by
	small percentage. But even that, the fact that	15 16	the trustees or the entire Historic Preservation
	small percentage. Dut even that, the fact that		
16 17	there is numbers on it should be exactly how		
17	there is numbers on it should be exactly, how	17	Commission came in front of us. We had no
17 18	many are	18	This is like maybe two people.
17 18 19	many are You know, because in the Historic	18 19	This is like maybe two people. MS. CRNOVICH: They should have come
17 18	many are You know, because in the Historic District there are like contributing buildings,	18	This is like maybe two people. MS. CRNOVICH: They should have come before us, though. I have a problem with that.
17 18 19 0828:27РМ 20	many are You know, because in the Historic	18 19 08:30:04PM 20	This is like maybe two people. MS. CRNOVICH: They should have come

	26		28
1	before we did. I hope if this moves forward	1	don't know how they came up with this thing
2	that it can be added to their agenda.	2	because Barrington is not like a humongous town,
3	CHAIRMAN CASHMAN: Along with them, I	3	but it is so well done. They have examples and
4	want to hear from the businesses, Chamber of		dimensions, like good example, bad example. And
5	Commerce, our own head of development for the		it's really interesting how it's written because
6			it talks about encouraging things.
7	MS. CRNOVICH: I think Chamber of	7	This is where like our parking
8	Commerce, I think if you go to all the	8	ordinance is super weak. It does not spell out
9	businesses that's an awful lot of work.	9	exactly how many landscape islands there should
08:30:27PM 10	MS. BRASELTON: Well, it's up to the	08:31:52PM 10	be. It just talks about how many trees there
11	applicants to bring the issue to us. It's not	11	should be. The Village parking lot, it's right
12	up to us to	12	in the downtown Historic District, is the
13	CHAIRMAN CASHMAN: Right. And the	13	ugliest parking lot in the western
14	applicant is the Village of Hinsdale. Come on,	14	MS. CRNOVICH: But because it's owned
15	they have time, money. Chan will be getting his	15	by the Village
16	steps in.	16	CHAIRMAN CASHMAN: And they don't want
17	MR. YU: Yeah.	17	to spend any money on it.
18	CHAIRMAN CASHMAN: They literally could	18	MS. CRNOVICH: But they aren't required
19	just, they could do it through the Chamber of	19	to do any landscaping.
08:30:47PM 20	Commerce.	08:32:04PM 20	CHAIRMAN CASHMAN: They exempted
21	MS. CRNOVICH: They could do it through	21	themselves from it.
22	the Chamber at one of their meetings maybe.	22	MS. CRNOVICH: Well, actually there is
	27		29
1	CHAIRMAN CASHMAN: Yes. Chamber of	1	a section in the Code that says any government-
2	Commerce, that would be something that their	2	owned parking lots do not have to meet the
3	membership might be interested in, some of	3	requirements.
4			
_	them most of them being impacted in the	4	CHAIRMAN CASHMAN: I think it's
5	downtown area.	5	terrible. I think the Village should be held to
6	downtown area. MS. CRNOVICH: I think they are very	5	terrible. I think the Village should be held to the highest standard. We should have the best
6 7	downtown area. MS. CRNOVICH: I think they are very good at promoting the charm in the Historic	5 6 7	terrible. I think the Village should be held to the highest standard. We should have the best parking lots. Instead we have this thing, it's
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	20		20
	30		
1	through downtown LaGrange	1	CHAIRMAN CASHMAN: Right, but we have
2	CHAIRMAN CASHMAN: Does LaGrange allow	2	Historic Preservation now.
3	internally illuminated sign?	3	MS. CRNOVICH: Well, there is also like
4	MS. CRNOVICH: I did not check that.	4	Geneva, any signage has to go through HPC. And
5	MS. BRASELTON: They are everywhere.	5	they have, you know, they have the final vote on
6	CHAIRMAN CASHMAN: Yes. They are	6	it I think for the historic district anyway.
7	everywhere.	7	So when you are Christmas shopping
8	MS. CRNOVICH: But they don't have the	8	in all these little towns, everybody should be
9	clutter like Hinsdale.	9	looking at signage.
OB:33:00PM 10	CHAIRMAN CASHMAN: LaGrange at night is	08:34:17PM 10	MR. JABLONSKI: And wishing we had
11	alive. Hinsdale is not.	11	saltwater taffy shops everywhere.
12	MS. CRNOVICH: Well, it's a whole	12	MS. CRNOVICH: I would be okay with
13	different town, too.	13	that.
14	CHAIRMAN CASHMAN: But people are	14	CHAIRMAN CASHMAN: Right.
15	shopping at night.	15	MS. CRNOVICH: I would be okay with
16	MS. CRNOVICH: They have the condos and	16	that.
17	you have the apartments, and you have a young	17	MR. JABLONSKI: I don't need any more
18	crowd there. I think that makes a big	18	saltwater taffy, I have got Rocky Mountain
19	difference.	19	chocolate.
08:33:12PM 20	CHAIRMAN CASHMAN: Oh, we are old?	08:34:30PM 20	CHAIRMAN CASHMAN: So I guess the
21	MS. CRNOVICH: The nightlife. You have	21	question is do we have a motion to continue
22	all those condos.	22	this, and then give Chan some idea of the things
	31		33
1	31 CHAIRMAN CASHMAN: It is, I know.I'm	1	33 we need.
1 2		1	
	CHAIRMAN CASHMAN: It is, I know. I'm	_	we need.
2	CHAIRMAN CASHMAN: It is, I know. I'm just teasing you.	2	we need. MS. CRNOVICH: Maybe to like a
2 3	CHAIRMAN CASHMAN: It is, I know. I'm just teasing you. But that would be a great	2 3	we need. MS. CRNOVICH: Maybe to like a January meeting?
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	34		36
1	MR. KRILLENBERGER: I'm all for that.	1	resubmit.
2	MR. UNELL: Yes. I agree with that	2	MS. CRNOVICH: I think, yes, continue
3	approach.	3	is the safest way.
4	CHAIRMAN CASHMAN: I would be okay with	4	MR. YU: I'm just not sure because this
5	that because I think to continue it, it's really	5	is a text amendment, the Plan Commission makes
6	going to take a long time. Every month	6	recommendation to the Board. I don't know if
7	MR. KRILLENBERGER: There is no rush.	7	the Plan Commission can just deny it.
8	MS. CRNOVICH: I wish the Village	8	MS. CRNOVICH: Yes. So continue would
9	attorney was still here. What do you think,	9	be best.
08:35:30PM 10	Chan? Which would be better? I mean to deny it	08:36:35PM 10	MR. YU: Yes.
11	is kind of a	11	CHAIRMAN CASHMAN: Well, we would vote
12	MR. BRASELTON: Well, there is no like	12	on it.
13	harsh	13	MR. YU: Vote to deny it.
14	MR. WILLOBEE: Deny as written.	14	MR. WILLOBEE: That's what I meant.
15	MS. BRASELTON: It's not like they	15	CHAIRMAN CASHMAN: Yes. Well, some of
16	can't come back for two years like the ZBA,	16	the things I would like, if we are going to see
17	right?	17	this, I really think we need to know numbers in
18	MS. CRNOVICH: There is, there is a	18	that Historic District. What's the breakout? I
19	limit.	19	mean how many are illuminated? How many are not
08:35:38PM 20	MS. BRASELTON: Maybe he just wants to	08:36:54PM 20	illuminated at all? How many exterior
21	withdraw it. I mean that's an option, too.	21	illumination?
22	CHAIRMAN CASHMAN: There you go.	22	MS. CRNOVICH: And add things like if
	35		37
1	MS. CRNOVICH: I think even he would	1	they are illuminated do they have to go through
2	Yes, it would work. Or how about just continue	2	design review, which I think would make a
3	it to February or	3	difference.
4	CHAIRMAN CASHMAN: We have always	4	CHAIRMAN CASHMAN: How would they know
5	continued stuff to the next meeting so I	5	that?
6	assume strategically	6	MR. KRILLENBERGER: Well, everything
7	MS. CRNOVICH: Well, we can continue it	7	would be grandfathered; right?
8	to the next meeting and then continue it again.	8	CHAIRMAN CASHMAN: Yes. Everything
9	CHAIRMAN CASHMAN: Right, that would	9	existing, the 15 existing ones would be
08:35:59PM 10	give them time to put together some data.	08:37:10PM 10	grandfathered.
11	MS. BRASELTON: I think it's really	11	MS. CRNOVICH: Well, a town might allow
12		12	that kind of illumination; but it has to go
12	Chan's call. They are the applicant. It's not		
13	really ours.	13	through design review as an extra set of eyes.
14	really ours. CHAIRMAN CASHMAN: If you are not sure,	14	through design review as an extra set of eyes. MR. JABLONSKI: You are talking about a
14 15	really ours. CHAIRMAN CASHMAN: If you are not sure, Chan, my recommendation would be we continue it.	14 15	through design review as an extra set of eyes. MR. JABLONSKI: You are talking about a best practices is what you're talking about.
14 15 16	really ours. CHAIRMAN CASHMAN: If you are not sure, Chan, my recommendation would be we continue it. MR. YU: Okay.	14 15 16	through design review as an extra set of eyes. MR. JABLONSKI: You are talking about a best practices is what you're talking about. MS. CRNOVICH: Not in Hinsdale.
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14 15 16 17 18 19 0636:18РМ 20	really ours. CHAIRMAN CASHMAN: If you are not sure, Chan, my recommendation would be we continue it. MR. YU: Okay. CHAIRMAN CASHMAN: At least you could then figure out whether in the next month we should vote on it and then allow MR. YU: Right.	14 15 16 17 18 19 08:37:27РМ 20	through design review as an extra set of eyes. MR. JABLONSKI: You are talking about a best practices is what you're talking about. MS. CRNOVICH: Not in Hinsdale. MR. JABLONSKI: You are talking about best practices generically. So you are asking Chan to do a best practices of historic districts in northeastern Illinois?
14 15 16 17 18 19	really ours. CHAIRMAN CASHMAN: If you are not sure, Chan, my recommendation would be we continue it. MR. YU: Okay. CHAIRMAN CASHMAN: At least you could then figure out whether in the next month we should vote on it and then allow	14 15 16 17 18 19	through design review as an extra set of eyes. MR. JABLONSKI: You are talking about a best practices is what you're talking about. MS. CRNOVICH: Not in Hinsdale. MR. JABLONSKI: You are talking about best practices generically. So you are asking Chan to do a best practices of historic

	38		40
1	So we have some idea of how we compare, which	1	look at the last text amendment we just
2	Yes. And how our Code, how many towns prohibit	2	discussed, I mean did everybody get notice about
- 3	internally illuminated signs.	3	that I mean?
4	MR. JABLONSKI: And what the code looks	4	CHAIRMAN CASHMAN: No. I had a problem
5	like.	5	with that, too.
6	CHAIRMAN CASHMAN: Yes. What the	6	MS. CRNOVICH: So you know what I'm
7	language is because it could be something where	7	saying, you've got a
8	it doesn't prohibit it but it encourages against	8	CHAIRMAN CASHMAN: I agree with Gerry.
9	it, or maybe it says it only allows halo.	9	MR. JABLONSKI: This isn't Russia.
08:37:53PM 10	MR. WILLOBEE: I think one meeting we	08:39:19PM 10	CHAIRMAN CASHMAN: We are talking about
11	actually joked are we going to end up with	11	impacting people's value of their property in
12	everything gooseneck by default so that puts us	12	just a casual way. I just don't think it's
13	to that direction.	13	fair. Especially some of these landlords that
14	CHAIRMAN CASHMAN: Right.	14	have owned these businesses down there, they
15	MR. JABLONSKI: Gooseneck is a fad now.	15	have owned them for generations. And I think
16	And in 10 years everybody will say they wrote	16	they, it would be nice to make sure that they
17	that in 2018.	10	are onboard with it. They might be.
18	CHAIRMAN CASHMAN: Right. Right. Yes.	18	MR. JABLONSKI: They might be.
19	So I think we really need to hear	19	CHAIRMAN CASHMAN: Yes. That's why I
08:38:12PM 20	from the Chamber of Commerce.	08:39:38PM 20	was saying initially I was totally opposed to
21	MR. JABLONSKI: Property owners.	21	this. But when I drove around last night and I
22	CHAIRMAN CASHMAN: Property owners	22	saw it, I'm talking like about 15 total in town.
	39		41
1	maybe through the Chamber of Commerce.	1	So the vast majority are not. There is entire
2	MS. CRNOVICH: Yes, I think through the	2	blocks that don't have a single illuminated sign
3	Chamber of Commerce.	3	on them. I'm like is it a problem? I didn't
4	CHAIRMAN CASHMAN: Or I don't know if	4	think it was a problem. I was expecting to see
5	the Village can, I don't know how they could	5	more illuminated signs than I actually saw.
6	handle it; but it would be nice to know from the	6	MS. CRNOVICH: I didn't think there
7	businesses their thought on this.	7	were that many.
8	What else do we have?	8	CHAIRMAN CASHMAN: Yes.
9	MR. JABLONSKI: The landlords, too, are	9	MS. CRNOVICH: Having a list of what
08:38:34PM 10	the constituents.	08:40:01PM 10	signs are illuminated would be helpful. And
11	CHAIRMAN CASHMAN: True.	11	what might help is years ago when they had a
12	MR. JABLONSKI: It's their value. It's	12	text amendment in the B-2 district for the
13	their property value. They collect rent.	13	height limits, how did they notify people back
14	CHAIRMAN CASHMAN: I just want to see	14	then? Do you remember?
15	if I had any other comments.	15	CHAIRMAN CASHMAN: When they changed
16	MS. CRNOVICH: Well, actually Well,	16	the height? You would hope they notified
17	there is a public notice in the Hinsdalean;	17	people.
18	right?	18	MS. BRASELTON: It was in all the
19	MR. YU: Yes.	19	newspapers every week.
08:38:59PM 20	CHAIRMAN CASHMAN: Yes, but is a	08:40:20PM 20	MR. JABLONSKI: Lawsuits, people went
21	business reading that? I doubt it.	21	to jail.
22	MS. CRNOVICH: Well, did we Like	22	CHAIRMAN CASHMAN: I mean this

	42		44
1	MS. CRNOVICH: This was the last text	1	MR. JABLONSKI: Aye.
2	amendment that affected the whole B-2.	2	CHAIRMAN CASHMAN: Aye.
3	CHAIRMAN CASHMAN: Right, in a big way.	3	MS. CRNOVICH: Aye.
4	I mean limiting And that was a perfect time.	4	MR. WILLOBEE: Aye.
5	That was also the recession and nobody was	5	MR. UNELL: Aye.
6	thinking of building so we took advantage of	6	CHAIRMAN CASHMAN: And do I have a
7	that.	7	motion to continue Case A-45-2018 in the Village
8	So at least with some data then we	8	of Hinsdale, Zoning Code Text Amendment,
9	could possibly make an intelligent decision on	9	9-106(J)(7) to our December Plan Commission
08:40:45PM 10	this. And I don't think there is any impending	08:42:12PM 10	meeting?
11	doom. I just feel for the next illuminated sign	11	MR. UNELL: So moved.
12	that comes in front of us	12	MR. KRILLENBERGER: Second.
13	MR. YU: That's next month.	13	CHAIRMAN CASHMAN: Troy?
14	MR. WILLOBEE: But we have a process to	14	MR. UNELL: Aye.
15	deal with that. We take HPC's consideration.	15	MR. WILLOBEE: Aye.
16	We take it case by case, and I think we have a	16	MS. CRNOVICH: Aye.
17	process to rely on in the meantime.	17	CHAIRMAN CASHMAN: Aye.
18	CHAIRMAN CASHMAN: We sent that nail	18	MR. JABLONSKI: Aye.
19	salon back.	19	MS. BRASELTON: Aye.
08:41:14PM 20	MS. BRASELTON: So from a Robert's	20	MR. KRILLENBERGER: Aye.
21	Rules perspective, do we need to do the closing	21	
22	of the hearing, then we will continue it? Or do	22	* * *
	43		45
1	we even have the option of moving to continue	1	(Whereupon the further hearing of the
2	it, can't we, after we have had a public	2	above-entitled caused was continued to
3	hearing?	3	December 13, 2018, at 7:30 p.m.)
4	CHAIRMAN CASHMAN: I thought in the	4	
5	past we've closed the public hearing, continued	5	
6	the meeting, and then reopened the public	6	
7 8	hearing at the next meeting.	7 8	
9	MR. YU: Right. MR. WILLOBEE: Hinsdale Meadows we did.	9	
40	MS. CRNOVICH: At least four times.		
08:41:42PM 10 11	CHAIRMAN CASHMAN: For like a year,	11	
12	okay.	12	
13	MR. JABLONSKI: Do you want to move	13	
14	that?	14	
15	MS. BRASELTON: Sure.	15	
16	CHAIRMAN CASHMAN: Do we have a motion	16	
17	to close the public hearing?	17	
18	MS. BRASELTON: So moved.	18	
19	MR. UNELL: Second.	19	
20	CHAIRMAN CASHMAN: Jim?	20	
21	MR. KRILLENBERGER: Aye.	21	
22	MS. BRASELTON: Aye.	22	

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1	STATE OF ILLINOIS)
) SS.
2	COUNTY OF DU PAGE)
3	
	I, JANICE H. HEINEMANN, CSR, RDR, CRR,
4	do hereby certify that I am a court reporter
	doing business in the State of Illinois, that I
5	reported in shorthand the testimony given at the
	hearing of said cause, and that the foregoing is
6	a true and correct transcript of my shorthand
-	notes so taken as aforesaid.
7	
-	
8	
•	Janice H. Heinemann CSR, RDR, CRR
9	License No 084-001391
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MINUTES VILLAGE OF HINSDALE PLAN COMMISSION December 12, 2018 MEMORIAL HALL 7:30 P.M.

Chairman Cashman called the special meeting to order at 7:30 p.m., Wednesday, December 12, 2018, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT:	Steve Cashman, Gerald Jablonski, Julie Crnovich, Anna Fiascone, Debra Braselton and Scott Peterson
ABSENT:	Mark Willobee, Jim Krillenberger and Troy Unell
ALSO PRESENT:	Chan Yu, Village Planner Applicant for cases: A-52-2018, A-53-2018, A-37-2018 and A-45-2018

<u> Approval of Minutes – November 14, 2018</u>

The Plan Commission (PC) unanimously approved the November 14, 2018, minutes, as submitted, 4-0, (2 abstained, 3 absent). (no quorum for this item, Nov. 14, 2018 minutes will appear on Jan. 16, 2019 agenda)

<u>Findings and Recommendations</u> - Case A-40-2018 – 550 W. Ogden Ave. – Hinsdale Ortho – Exterior Appearance and Site Plan Review for Interior Parking Lot Landscape Plan (retroactive request), Exterior Parking Lot Landscape Plan and Parking Lot Lighting Plan.

Chairman Cashman introduced this item, and asked for any comments by the PC.

Commissioner Crnovich requested the removal of the existing nonconforming light pole on the east side of the property by added to the Findings and Recommendations.

The PC, with no additional comments, **unanimously approved** 6-0, (3 absent) the Findings and Recommendations, with the requested addition by Commissioner Crnovich.

<u>Findings and Recommendations</u> - Case A-24-2018 – Village of Hinsdale – Zoning Code Text Amendment to Section 6-111(H) Exceptions and Explanatory Notes for the O-2 Limited Office District

The PC, with no comments or questions, **unanimously approved** 6-0, (3 absent) the Findings and Recommendations as submitted.

Sign Permit Review - Case A-52-2018 – 36 First Street – RedEmas – 1 Wall Sign

The applicant introduced the proposed wall sign and passed around a colored sample of the materials to the PC.

Plan Commission Minutes December 12, 2018

Chairman Cashman asked if the sample reflected the thickness of the sign.

The applicant responded yes, ¹/₂ inch.

Commissioner Braselton asked what the business is.

The applicant responded the business is a clothing retail boutique store.

The PC with no further comments, **unanimously approved** the sign application as submitted, 6-0, (3 absent).

Sign Permit Review - Case A-53-2018 – 20 E. Ogden Avenue – LaMantia – 1 Illuminated Wall Sign

The applicant introduced himself as the sign contractor and stated that he is requesting to install a wall sign to match the existing ground sign. He stated the existing address wall signage would be removed and only the address number would be installed.

Commissioner Braselton asked if only the text would be illuminated.

The applicant responded correct, he stated that he spoke with Chan about the exhibit before the meeting.

Chan stated that the exhibit showed the oval outline being illuminated, and that he talked to the applicant about this prior to the meeting. The oval outline is not permitted to be illuminated, and the applicant acknowledged this.

Commissioner Crnovich expressed that she likes the requested sign, and it looks much better than the current address signage.

The PC in general thought the sign looked very good.

The PC, with no further questions or comments, **unanimously approved** 6-0, (3 absent), the sign application as submitted, noting that the wall sign border would not be illuminated.

<u>Public Hearing</u> - Case A-37-2018 – 724 N. York Rd. – Hinsdale Animal Hospital - Illuminated Ground Sign in the Design Review Overlay District

Please refer to Attachment 1, for the transcript of Public Hearing Case A-37-2018.

The applicant presented the proposed ground sign to the PC, referencing the same materials of the ground sign to match the materials of the new animal hospital building.

The PC, expressed general support of the sign, including that it is good looking, it matches the building and will be a nice addition for that area of York Road.

Plan Commission Minutes December 12, 2018

The PC **unanimously recommended approval** for the Design Review Permit for the ground sign as presented, 6-0, (3 absent)

<u>Public Hearing</u> - Case A-45-2018 – Village of Hinsdale – Zoning Code Text Amendment to Section 9-106(J)(7) to prohibit internally illuminated signage in the B-2 Central Business District.

Chairman Cashman reviewed that he spoke with Chan earlier, and stated that he will need more time to collect the information/data requested by the PC last month. To that end, he asked for a motion to continue the item for the next PC meeting.

The PC unanimously continued the application for the January meeting, 6-0 (3 absent).

<u>Schedule of Public Hearing</u> - Case A-55-2018 – 718 N. York Rd. – Kouris MD Cosmetic Plastic Surgery - Illuminated Ground Sign and Wall Sign in the Design Review Overlay District

The PC **unanimously approved** to schedule a public hearing for Case A-55-2018 for the January 16, 2019, PC meeting, 6-0, (3 absent).

Adjournment

The meeting was adjourned at 7:51 p.m. after a unanimous vote.

Respectfully Submitted by Chan Yu, Village Planner

STATE OF ILLINOIS)) ss. COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE PLAN COMMISSION

In the Matter of:) Case A-37-2018 - Hinsdale Animal) Hospital - Illuminated Ground Sign) in the Design Review Overlay) District)

REPORT OF PROCEEDINGS had and testimony taken at the continued public hearing of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 12th day of December, 2018, at the hour of 7:40 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;

MS. DEBRA BRASELTON, Member;

MS. JULIE CRNOVICH, Member;

MR. GERALD JABLONSKI, Member;

MR. SCOTT PETERSON, Member;

20 MS. ANNA FIASCONE, MEMBER.

21

22

	2		4
1	ALSO PRESENT:	1	that Dr. Kremer is building a new animal
2	MR. CHAN YU, Village Planner;	2	hospital. It's a gorgeous building, 12,000
3	DR. TONY KREMER, Hinsdale Animal	3	square feet. The lot is approximately
4	Hospital;	4	1.69 acres, completely new construction; and we
5	MR. SHAUN O'BRIEN, Landmark Sign Group.	5	are proposing a monument sign.
6	* * *	6	This monument sign incorporates the
7	CHAIRMAN CASHMAN: Now we move on to a	7	same brickwork that the building has. It has an
8	public hearing for two items.	8	opaque metal face on it with dimensional push-
9	First, I guess anyone who is	9	through letters, that protruding face; so the
07:40:24PM 10	wishing to speak for any of these items, the	07:42:21PM 10	only thing lighting at night will be those
11	first one is Case A-37-2018 for 724 North York	11	letters. The sign is approximately 49 square
12	Road, Hinsdale Animal Hospital, for an	12	feet, total height of 8 feet tall. It does fall
13	illuminated ground sign. And then the second	13	within your ordinance.
14	being case A-45-2018, the applicant, the Village	14	There is a site plan, shows it
15	of Hinsdale, for a Zoning Code Text Amendment	15	approximately 5 feet back from the property
16	basically prohibiting internally illuminated	16	line. And I also included in some renderings of
17	signage. So both of those would be in a public	17	the signs during the day with the building and
18	hearing.	18	at night. Pretty straightforward. It's a nice
19	Is there anyone who wants to speak	19	sign, high-quality materials.
07:40:48PM 20	on this matter? They need to be sworn in, If	07:42:55PM 20	And then they also had a small
21	you could stand.	21	dimensional letters, basically just like the
22	(Dr. Kremer and Mr. O'Brien sworn.)	22	gentleman just showed you, for above the door or
	3		5
1	CHAIRMAN CASHMAN: So our first case	1	next to the door facing the road.
2	will be A-37-2018 for 724 North York Road. This	2	CHAIRMAN CASHMAN: Was that in this
3	is Hinsdale Animal Hospital, which we previously	3	application, Chan?
4	saw. This is the illuminated ground sign in the		
_		4	MR. YU: I'm sorry. What?
5	Design Review Overlay District.	5	CHAIRMAN CASHMAN: The dimensional
6	Design Review Overlay District. You can tell us who you are and	5 6	CHAIRMAN CASHMAN: The dimensional letters.
6 7	Design Review Overlay District. You can tell us who you are and give us an overview.	5 6 7	CHAIRMAN CASHMAN: The dimensional letters. MR. YU: Dimensional letters
6 7 8	Design Review Overlay District. You can tell us who you are and give us an overview. MR. O'BRIEN: Yes. My name is Shaun	5 6 7 8	CHAIRMAN CASHMAN: The dimensional letters. MR. YU: Dimensional letters MR. O'BRIEN: The address letters.
6 7 8 9	Design Review Overlay District. You can tell us who you are and give us an overview. MR. O'BRIEN: Yes. My name is Shaun O'Brien. I'm with Landmark Sign Group. I am	5 6 7 8 9	CHAIRMAN CASHMAN: The dimensional letters. MR. YU: Dimensional letters MR. O'BRIEN: The address letters. CHAIRMAN CASHMAN: I think that was in
6 7 8 9 07:41:24PM 10	Design Review Overlay District. You can tell us who you are and give us an overview. MR. O'BRIEN: Yes. My name is Shaun O'Brien. I'm with Landmark Sign Group. I am the sign contractor.	5 6 7 8 9 07:43:27PM 10	CHAIRMAN CASHMAN: The dimensional letters. MR. YU: Dimensional letters MR. O'BRIEN: The address letters. CHAIRMAN CASHMAN: I think that was in the application, at least what I read was just
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KATHLEEN W. BONO, CSR 630-834-7779 **12.12.18 PC Min. - Attachment 1** ^{2 of 7 sheets}

	6		8
1	application? Because on this application it	1	CHAIRMAN CASHMAN: No.
2	just talks about the monument sign on the first	2	MR. PETERSON: It might be a fact.
3	page.	3	CHAIRMAN CASHMAN: It could be a fact.
4	MR. O'BRIEN: I didn't know that there	4	MS. CRNOVICH: The one thing for pet
5	would be a Is there a big issue with the	5	adoptions and then your logo, the logo is so
6	address?	6	much like Hinsdale Humane Society. I hope there
7	MR. YU: They have no wall sign	7	is no confusion.
8	currently.	8	DR. KREMER: It's been our logo for a
9	CHAIRMAN CASHMAN: Okay.	9	long time.
07:44:20PM 10	MR. YU: So And that's currently	07:46:05PM 10	MS. CRNOVICH: Okay.
11	below what the code allows for square footage.	11	DR. KREMER: For all of our businesses.
12	It's not a business sign.	12	We have 12 hospitals. And so most of the
13	It's just an address, correct?	13	hospitals have that same logo. You know what, I
14	MR. O'BRIEN: Yes. It's just an	14	guess the I mean because we do a lot of
15	address, 724.	15	diverse services, and it's very much a full
16	MR. YU: I think that this type of	16	service, it's super important for us. Most
17	signage wouldn't even come before the Plan	17	people wouldn't anticipate that an animal
18	Commission.	18	hospital proper would also be a daycare and a
19	CHAIRMAN CASHMAN: That's fine.	19	boarding and grooming, pet adoption; so for us
07:44:39PM 20	MR. YU: Yes.	07:46:32PM 20	that's really important.
21	CHAIRMAN CASHMAN: I wouldn't want him	21	CHAIRMAN CASHMAN: Right. I mean I
22	to have to come back again about a number.	22	don't think it's untasteful. I was just kind of
	7		9
1	Okay. Any questions of the	1	curious because Wasn't it office hours,
2	applicant?	2	wasn't that the one that we struck off of
3	My only question this is	3	orthopedic?
4	actually for you, Chan is on the bottom of	4	MR. YU: Yes, ortho. Right.
5	the sign underneath the horizontal bar where it	5	CHAIRMAN CASHMAN: They wanted the
6	says, Boarding, daycare, grooming, training, and	6	hours and business and things like that.
7	pet adoptions; is that text permitted?	7	Commissioners, any thoughts or
8	This kind of reminds me of the	8	feelings about that?
9	issue that came up with at least a couple recent	9	MS. CRNOVICH: Are pet adoptions
07:45:10PM 10	applicants about to identify the business and	07:46:51PM 10	allowed in that district?
11	not to advertise.	11	MR. YU: Pet adoptions, they actually
12 13	MR. YU: Right. So I mean under the	12	went through a very thorough special use text
	definition of 9-106, classification of signs, of advertising signs, it does allow for the	13	amendment process to include all the services
14 15	applicant to request for the commodity or	14 15	that they are. CHAIRMAN CASHMAN: Because it went from
16	service that's also provided on the sign. But	16	an O-2 to a B
17	it's also up to the Plan Commission per the	17	MR. YU: B-1.
18		18	MS. BRASELTON: I like it The
18 19	requirements if it looks cluttered or if it	18 19	MS. BRASELTON: I like it. The
19	requirements if it looks cluttered or if it doesn't look	19	building is beautiful. I think it fits in
19 07:45:40PM 20	requirements if it looks cluttered or if it doesn't look CHAIRMAN CASHMAN: It's not saying like	19 07:47:14PM 20	building is beautiful. I think it fits in nicely. I'm fine with it. It looks
19	requirements if it looks cluttered or if it doesn't look	19	building is beautiful. I think it fits in

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	10		12
1	MS. BRASELTON: Yes, absolutely.	1	starting to put out signs on construction sites.
2	MR. PETERSON: It's good.	2	So if we don't say no to one, they keep popping
3	MR. JABLONSKI: This might be the first	3	up.
4	pedestal sign I've never had a complaint with.	4	CHAIRMAN CASHMAN: But you noticed
5	CHAIRMAN CASHMAN: All right. Oh, and	5	during the last election cycle, they were doing
6	Julie especially.	6	that on construction sites, putting election
7	MS. CRNOVICH: Hey. Well, wait a	7	signs up.
8	minute, I'm not done. I'm not done.	8	MS. CRNOVICH: Yes. Right.
9	CHAIRMAN CASHMAN: Okay. Sorry, I	9	CHAIRMAN CASHMAN: It's like who is
07:47:35PM 10	spoke too soon.	07:48:47PM 10	going to complain here, it's an empty site.
11	MS. CRNOVICH: Currently you have some	11	Okay. Anna?
12	temporary signage on the property that's	12	MS. FIASCONE: It looks good. I assume
13	illegal.	13	because there is a sidewalk, there is plenty of
14	I don't know if you have been by	14	visibility turning out of there with the sign?
15	there lately, Chan. There are a bunch of	15	MS. BRASELTON: That's a good question.
16	banners hanging on the fence, and I don't think	16	MR. O'BRIEN: Yes. We are quite a ways
17	that's allowed. Like there is a Bank One or a	17	away from the road.
18	mortgage one. Aren't they allowed just like one	18	MS. FIASCONE: I just wanted to
19	temporary sign for construction?	19	confirm. It looks like that from the rendering.
07:47:58PM 20	MR. YU: I haven't seen, I haven't	07:49:08PM 20	MS. BRASELTON: You mean coming out of
21	MS. CRNOVICH: Okay. I think you have	21	the parking lot?
22	several.	22	MS. FIASCONE: Yes. It looks like it.
	11		13
1	11 MS. BRASELTON: There are a bunch.	1	13 I just want to confirm that because it's behind
1		1 2	
	MS. BRASELTON: There are a bunch. CHAIRMAN CASHMAN: We'll send Robb over.	_	I just want to confirm that because it's behind the sidewalk. CHAIRMAN CASHMAN: Right.
2	MS. BRASELTON: There are a bunch. CHAIRMAN CASHMAN: We'll send Robb over. MS. CRNOVICH: Send the code	2	I just want to confirm that because it's behind the sidewalk. CHAIRMAN CASHMAN: Right. MR. JABLONSKI: Parkway sign, a couple
2 3	MS. BRASELTON: There are a bunch. CHAIRMAN CASHMAN: We'll send Robb over. MS. CRNOVICH: Send the code enforcement person first. I think there are	2 3 4 5	I just want to confirm that because it's behind the sidewalk. CHAIRMAN CASHMAN: Right. MR. JABLONSKI: Parkway sign, a couple feet.
2 3 4 5 6	MS. BRASELTON: There are a bunch. CHAIRMAN CASHMAN: We'll send Robb over. MS. CRNOVICH: Send the code enforcement person first. I think there are several banners on the front on the fence, and	2 3 4 5 6	I just want to confirm that because it's behind the sidewalk. CHAIRMAN CASHMAN: Right. MR. JABLONSKI: Parkway sign, a couple feet. MS. BRASELTON: When do you expect to
2 3 4 5 6 7	MS. BRASELTON: There are a bunch. CHAIRMAN CASHMAN: We'll send Robb over. MS. CRNOVICH: Send the code enforcement person first. I think there are several banners on the front on the fence, and it just looks sloppy.	2 3 4 5 6 7	I just want to confirm that because it's behind the sidewalk. CHAIRMAN CASHMAN: Right. MR. JABLONSKI: Parkway sign, a couple feet. MS. BRASELTON: When do you expect to have When is your move-in date, do you know?
2 3 4 5 6 7 8	MS. BRASELTON: There are a bunch. CHAIRMAN CASHMAN: We'll send Robb over. MS. CRNOVICH: Send the code enforcement person first. I think there are several banners on the front on the fence, and it just looks sloppy. MR. YU: Is this for the animal	2 3 4 5 6 7 8	I just want to confirm that because it's behind the sidewalk. CHAIRMAN CASHMAN: Right. MR. JABLONSKI: Parkway sign, a couple feet. MS. BRASELTON: When do you expect to have When is your move-in date, do you know? DR. KREMER: We are hoping right at the
2 3 4 5 6 7 8 9	MS. BRASELTON: There are a bunch. CHAIRMAN CASHMAN: We'll send Robb over. MS. CRNOVICH: Send the code enforcement person first. I think there are several banners on the front on the fence, and it just looks sloppy. MR. YU: Is this for the animal hospital or the construction?	2 3 4 5 6 7 8 9	I just want to confirm that because it's behind the sidewalk. CHAIRMAN CASHMAN: Right. MR. JABLONSKI: Parkway sign, a couple feet. MS. BRASELTON: When do you expect to have When is your move-in date, do you know? DR. KREMER: We are hoping right at the end of January.
2 3 4 5 6 7 8 9 9 07-48:15PM 10	MS. BRASELTON: There are a bunch. CHAIRMAN CASHMAN: We'll send Robb over. MS. CRNOVICH: Send the code enforcement person first. I think there are several banners on the front on the fence, and it just looks sloppy. MR. YU: Is this for the animal hospital or the construction? MS. BRASELTON: Where the construction	2 3 4 5 6 7 8 9 9 07-46-29PM 10	I just want to confirm that because it's behind the sidewalk. CHAIRMAN CASHMAN: Right. MR. JABLONSKI: Parkway sign, a couple feet. MS. BRASELTON: When do you expect to have When is your move-in date, do you know? DR. KREMER: We are hoping right at the end of January. CHAIRMAN CASHMAN: Awesome.
2 3 4 5 6 7 8 9 07:48:15PM 10 11	MS. BRASELTON: There are a bunch. CHAIRMAN CASHMAN: We'll send Robb over. MS. CRNOVICH: Send the code enforcement person first. I think there are several banners on the front on the fence, and it just looks sloppy. MR. YU: Is this for the animal hospital or the construction? MS. BRASELTON: Where the construction is going.	2 3 4 5 6 7 8 9 07-49.28PM 10 11	I just want to confirm that because it's behind the sidewalk. CHAIRMAN CASHMAN: Right. MR. JABLONSKI: Parkway sign, a couple feet. MS. BRASELTON: When do you expect to have When is your move-in date, do you know? DR. KREMER: We are hoping right at the end of January. CHAIRMAN CASHMAN: Awesome. MS. BRASELTON: Right.
2 3 4 5 6 7 8 9 07:48:15PM 10 11 12	MS. BRASELTON: There are a bunch. CHAIRMAN CASHMAN: We'll send Robb over. MS. CRNOVICH: Send the code enforcement person first. I think there are several banners on the front on the fence, and it just looks sloppy. MR. YU: Is this for the animal hospital or the construction? MS. BRASELTON: Where the construction is going. MS. CRNOVICH: Yes.	2 3 4 5 6 7 8 9 9 07.4020PM 10 11 12	I just want to confirm that because it's behind the sidewalk. CHAIRMAN CASHMAN: Right. MR. JABLONSKI: Parkway sign, a couple feet. MS. BRASELTON: When do you expect to have When is your move-in date, do you know? DR. KREMER: We are hoping right at the end of January. CHAIRMAN CASHMAN: Awesome. MS. BRASELTON: Right. DR. KREMER: That's the plan.
2 3 4 5 6 7 8 9 07:48:15PM 10 11 12 13	MS. BRASELTON: There are a bunch. CHAIRMAN CASHMAN: We'll send Robb over. MS. CRNOVICH: Send the code enforcement person first. I think there are several banners on the front on the fence, and it just looks sloppy. MR. YU: Is this for the animal hospital or the construction? MS. BRASELTON: Where the construction is going. MS. CRNOVICH: Yes. DR. KREMER: Yes. I don't know what	2 3 4 5 6 7 8 9 07-49-29PM 10 11 12 13	I just want to confirm that because it's behind the sidewalk. CHAIRMAN CASHMAN: Right. MR. JABLONSKI: Parkway sign, a couple feet. MS. BRASELTON: When do you expect to have When is your move-in date, do you know? DR. KREMER: We are hoping right at the end of January. CHAIRMAN CASHMAN: Awesome. MS. BRASELTON: Right. DR. KREMER: That's the plan. CHAIRMAN CASHMAN: I think it looks
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2 3 4 5 6 7 8 9 07:48:19PM 10 11 12 13 14 15 16 17 18 19	MS. BRASELTON: There are a bunch. CHAIRMAN CASHMAN: We'll send Robb over. MS. CRNOVICH: Send the code enforcement person first. I think there are several banners on the front on the fence, and it just looks sloppy. MR. YU: Is this for the animal hospital or the construction? MS. BRASELTON: Where the construction is going. MS. CRNOVICH: Yes. DR. KREMER: Yes. I don't know what the rest of them are for. We just have the one to tell what's happening and what's coming. MS. BRASELTON: It must be your lender just hung a sign up there last week. DR. KREMER: We MS. BRASELTON: I drive by there	2 3 4 5 6 7 8 9 7 8 9 7 8 9 10 11 12 13 14 15 16 17 18 19	I just want to confirm that because it's behind the sidewalk. CHAIRMAN CASHMAN: Right. MR. JABLONSKI: Parkway sign, a couple feet. MS. BRASELTON: When do you expect to have When is your move-in date, do you know? DR. KREMER: We are hoping right at the end of January. CHAIRMAN CASHMAN: Awesome. MS. BRASELTON: Right. DR. KREMER: That's the plan. CHAIRMAN CASHMAN: I think it looks great. I think it's going to be really I'm just so excited to see this open. DR. KREMER: Thank you very much. We are really excited, too. CHAIRMAN CASHMAN: I think it will really kind of generate a different level of
2 3 4 5 6 7 8 9 07:48:15PM 10 11 12 13 14 15 16 17 18 19 07:48:26PM 20	MS. BRASELTON: There are a bunch. CHAIRMAN CASHMAN: We'll send Robb over. MS. CRNOVICH: Send the code enforcement person first. I think there are several banners on the front on the fence, and it just looks sloppy. MR. YU: Is this for the animal hospital or the construction? MS. BRASELTON: Where the construction is going. MS. CRNOVICH: Yes. DR. KREMER: Yes. I don't know what the rest of them are for. We just have the one to tell what's happening and what's coming. MS. BRASELTON: It must be your lender just hung a sign up there last week. DR. KREMER: We MS. BRASELTON: I drive by there every week.	2 3 4 5 6 7 8 9 07-49-29PM 10 11 12 13 14 15 16 17 18 19 9 20	I just want to confirm that because it's behind the sidewalk. CHAIRMAN CASHMAN: Right. MR. JABLONSKI: Parkway sign, a couple feet. MS. BRASELTON: When do you expect to have When is your move-in date, do you know? DR. KREMER: We are hoping right at the end of January. CHAIRMAN CASHMAN: Awesome. MS. BRASELTON: Right. DR. KREMER: That's the plan. CHAIRMAN CASHMAN: I think it looks great. I think it's going to be really I'm just so excited to see this open. DR. KREMER: Thank you very much. We are really excited, too. CHAIRMAN CASHMAN: I think it will really kind of generate a different level of interest in that area right there.
2 3 4 5 6 7 8 9 9 07:48:19PM 10 11 12 13 14 15 16 17 18 19	MS. BRASELTON: There are a bunch. CHAIRMAN CASHMAN: We'll send Robb over. MS. CRNOVICH: Send the code enforcement person first. I think there are several banners on the front on the fence, and it just looks sloppy. MR. YU: Is this for the animal hospital or the construction? MS. BRASELTON: Where the construction is going. MS. CRNOVICH: Yes. DR. KREMER: Yes. I don't know what the rest of them are for. We just have the one to tell what's happening and what's coming. MS. BRASELTON: It must be your lender just hung a sign up there last week. DR. KREMER: We MS. BRASELTON: I drive by there	2 3 4 5 6 7 8 9 7 8 9 7 8 9 10 11 12 13 14 15 16 17 18 19	I just want to confirm that because it's behind the sidewalk. CHAIRMAN CASHMAN: Right. MR. JABLONSKI: Parkway sign, a couple feet. MS. BRASELTON: When do you expect to have When is your move-in date, do you know? DR. KREMER: We are hoping right at the end of January. CHAIRMAN CASHMAN: Awesome. MS. BRASELTON: Right. DR. KREMER: That's the plan. CHAIRMAN CASHMAN: I think it looks great. I think it's going to be really I'm just so excited to see this open. DR. KREMER: Thank you very much. We are really excited, too. CHAIRMAN CASHMAN: I think it will really kind of generate a different level of

KATHLEEN W. BONO, CSR 630-834-7779 **12.12.18 PC Min. - Attachment 1** ^{4 of 7 sheets}

	14	15
1	other comments, do I have a motion to approve	13
2	public hearing Or this would be the	
3	illuminated ground sign in the Design Review	
4	Overlay District for Case A-37-2018 as	
5	submitted.	
6	MS. BRASELTON: So moved.	
7	MR. PETERSON: Second.	
8	CHAIRMAN CASHMAN: Anna?	
9	MS. FIASCONE: Aye.	
10	MS. CRNOVICH: Aye.	
11	CHAIRMAN CASHMAN: Aye.	
12	MR. JABLONSKI: Aye.	
13	MR. PETERSON: Aye.	
14	MS. BRASELTON: Aye.	
15	* * *	
16	(Which were all the proceedings had	
17	in the above-entitled cause.)	
	15	
	STATE OF ILLINOIS)	
) ss.	
	COUNTY OF DU PAGE)	
	I, JANICE H. HEINEMANN, CSR, RDR, CRR,	
	do hereby certify that I am a court reporter	
	doing business in the State of Illinois, that I	
	reported in shorthand the testimony given at the	
	hearing of said cause, and that the foregoing is	
	a true and correct transcript of my shorthand	
	notes so taken as aforesaid.	
	Janice H. Heinemann CSR, RDR, CRR	
	License No 084-001391	

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HINSDALE PLAN COMMISSION

RE: Case A-37-2018 – Applicant: Hinsdale Animal Hospital

Request: Public Hearing for Design Review Permit for new Illuminated Ground Sign in the Design Review Overlay District and B-1 Community Business District

DATE OF PLAN COMMISSION (PC) REVIEW:December 12, 2018DATE OF BOARD OF TRUSTEES 1ST READING:January 8, 2019

FINDINGS AND RECOMMENDATION

I. FINDINGS

- The PC heard testimony from the applicant, Mr. Shaun O'Brian, Landmark Sign Group, on behalf of the Hinsdale Animal Hospital, and the owner of the animal hospital, Dr. Tony Kremer. Mr. O'Brian introduced the request to construct a new ground sign that incorporates the same brickwork that the building has. The proposed ground sign is illuminated, however, only the message would be illuminated. Mr. O'Brian also reviewed the dimensions and setback of the sign and is code compliant.(11-605(E)(2), 9-106(E)(1) and 9-106(I))
- 2. A Plan Commissioner asked Chan if the proposed text on the bottom of the sign is permitted. Chan stated in the definitions of the sign code, 9-106, an advertising sign may identify a service offered. Dr. Kremer stated they provide wide range of services, and it is very important to direct attention to this because most persons would not anticipate that an animal hospital would also provide daycare, boarding, grooming and pet adoption. (9-106(D)(1)(d))
- 3. A Plan Commissioner asked Chan if pet adoptions are allowed in the district. Chan stated that the applicant, (Dr. Kremer) went through a very thorough special use permit and text amendment process to include all the services it proposes to offer. ((11-602) and 9-106(D)(1)(d))
- 4. The Plan Commission, in general, expressed that it is a good looking sign, it matches the building and will be a nice addition for that area of York Road. (11-605(E))
- 5. There were no public hearing comments from the audience for this application (Attachment 1, Dec.12.2018 Public Hearing transcript). (11-605(D))

II. RECOMMENDATIONS

Following a motion to approve the proposed design review permit application, Case A-37-2018, as submitted, the Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," and three (3) "Absent," recommends that the President and Board of Trustees approve the application as submitted.

THE HINSDALE PLAN COMMISSION By:

Dated this ______ day of ______, 2019.

STATE OF ILLINOIS)) ss. COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE PLAN COMMISSION

In the Matter of:) Case A-37-2018 - Hinsdale Animal) Hospital - Illuminated Ground Sign) in the Design Review Overlay) District)

REPORT OF PROCEEDINGS had and testimony taken at the continued public hearing of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 12th day of December, 2018, at the hour of 7:40 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;

MS. DEBRA BRASELTON, Member;

MS. JULIE CRNOVICH, Member;

MR. GERALD JABLONSKI, Member;

MR. SCOTT PETERSON, Member;

20 MS. ANNA FIASCONE, MEMBER.

21

22

	2		4
1	ALSO PRESENT:	1	that Dr. Kremer is building a new animal
2	MR. CHAN YU, Village Planner;	2	hospital. It's a gorgeous building, 12,000
3	DR. TONY KREMER, Hinsdale Animal	3	square feet. The lot is approximately
4	Hospital;	4	1.69 acres, completely new construction; and we
5	MR. SHAUN O'BRIEN, Landmark Sign Group.	5	are proposing a monument sign.
6	* * *	6	This monument sign incorporates the
7	CHAIRMAN CASHMAN: Now we move on to a	7	same brickwork that the building has. It has an
8	public hearing for two items.	8	opaque metal face on it with dimensional push-
9	First, I guess anyone who is	9	through letters, that protruding face; so the
07:40:24PM 10	wishing to speak for any of these items, the	07:42:21PM 10	only thing lighting at night will be those
11	first one is Case A-37-2018 for 724 North York	11	letters. The sign is approximately 49 square
12	Road, Hinsdale Animal Hospital, for an	12	feet, total height of 8 feet tall. It does fall
13	illuminated ground sign. And then the second	13	within your ordinance.
14	being case A-45-2018, the applicant, the Village	14	There is a site plan, shows it
15	of Hinsdale, for a Zoning Code Text Amendment	15	approximately 5 feet back from the property
16	basically prohibiting internally illuminated	16	line. And I also included in some renderings of
17	signage. So both of those would be in a public	17	the signs during the day with the building and
18	hearing.	18	at night. Pretty straightforward. It's a nice
19	Is there anyone who wants to speak	19	sign, high-quality materials.
07:40:48PM 20	on this matter? They need to be sworn in, If	07:42:55PM 20	And then they also had a small
21	you could stand.	21	dimensional letters, basically just like the
22	(Dr. Kremer and Mr. O'Brien sworn.)	22	gentleman just showed you, for above the door or
	3		5
1	CHAIRMAN CASHMAN: So our first case	1	next to the door facing the road.
2	will be A-37-2018 for 724 North York Road. This	2	CHAIRMAN CASHMAN: Was that in this
3	is Hinsdale Animal Hospital, which we previously	3	application, Chan?
4	saw. This is the illuminated ground sign in the	4	MR. YU: I'm sorry. What?
5	Design Review Overlay District.	5	CHAIRMAN CASHMAN: The dimensional
6	You can tell us who you are and	6	letters.
7	give us an overview.	7	MR. YU: Dimensional letters
8	MR. O'BRIEN: Yes. My name is Shaun	8	MR. O'BRIEN: The address letters.
9	O'Brien. I'm with Landmark Sign Group. I am	9	CHAIRMAN CASHMAN: I think that was in
07:41:24PM 10	the sign contractor.	07:43:27PM 10	the application, at least what I read was just
11	DR. KREMER: And I'm Dr. Tony Kremer.	11	for the ground sign.
12	I'm the owner of Hinsdale Animal Hospital.	12	MR. YU: Right. I submitted everything
13	CHAIRMAN CASHMAN: Exciting to see it	13	with the hard copies that I got in the box,
14	going up. Under tent now, the brick must be	14	didn't have the address sign. How large is the
15	going up.	15	address sign?
16	DR. KREMER: The brick is almost done.	16	MR. O'BRIEN: 7.25 inches tall.
17	CHAIRMAN CASHMAN: Oh, good.	17	MR. YU: I mean square footagewise.
18	DR. KREMER: It's coming along fast.	18	MR. O'BRIEN: Oh, I don't know.
19	CHAIRMAN CASHMAN: Great.	19	1.5 square feet I think, something. I don't
07:41:40PM 20	DR. KREMER: We're excited.	07:43:57PM 20	I showed that that was included in that package.
21	CHAIRMAN CASHMAN: Time for a sign.	21	I had a copy of the same thing I gave you.
22	MR. O'BRIEN: So, obviously, you know	22	MS. BRASELTON: Was it a separate

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	6		8
1	application? Because on this application it	1	CHAIRMAN CASHMAN: No.
2	just talks about the monument sign on the first	2	MR. PETERSON: It might be a fact.
3	page.	3	CHAIRMAN CASHMAN: It could be a fact.
4	MR. O'BRIEN: I didn't know that there	4	MS. CRNOVICH: The one thing for pet
5	would be a Is there a big issue with the	5	adoptions and then your logo, the logo is so
6	address?	6	much like Hinsdale Humane Society. I hope there
7	MR. YU: They have no wall sign	7	is no confusion.
8	currently.	8	DR. KREMER: It's been our logo for a
9	CHAIRMAN CASHMAN: Okay.	9	long time.
07:44:20PM 10	MR. YU: So And that's currently	07:46:05PM 10	MS. CRNOVICH: Okay.
11	below what the code allows for square footage.	11	DR. KREMER: For all of our businesses.
12	It's not a business sign.	12	We have 12 hospitals. And so most of the
13	It's just an address, correct?	13	hospitals have that same logo. You know what, I
14	MR. O'BRIEN: Yes. It's just an	14	guess the I mean because we do a lot of
15	address, 724.	15	diverse services, and it's very much a full
16	MR. YU: I think that this type of	16	service, it's super important for us. Most
17	signage wouldn't even come before the Plan	17	people wouldn't anticipate that an animal
18	Commission.	18	hospital proper would also be a daycare and a
19	CHAIRMAN CASHMAN: That's fine.	19	boarding and grooming, pet adoption; so for us
07:44:39PM 20	MR. YU: Yes.	07:46:32PM 20	that's really important.
21	CHAIRMAN CASHMAN: I wouldn't want him	21	CHAIRMAN CASHMAN: Right. I mean I
22	to have to come back again about a number.	22	don't think it's untasteful. I was just kind of
	7		9
1	Okay. Any questions of the	1	curious because Wasn't it office hours,
2	applicant?	2	wasn't that the one that we struck off of
3	My only question this is	3	orthopedic?
4	actually for you, Chan is on the bottom of	4	MR. YU: Yes, ortho. Right.
5	the sign underneath the horizontal bar where it	5	CHAIRMAN CASHMAN: They wanted the
6	says, Boarding, daycare, grooming, training, and	6	hours and business and things like that.
7	pet adoptions; is that text permitted?	7	Commissioners, any thoughts or
8	This kind of reminds me of the	8	feelings about that?
9 07:45:10PM 10	issue that came up with at least a couple recent	9 07:46:51PM 10	MS. CRNOVICH: Are pet adoptions allowed in that district?
07:45:10PM 10	applicants about to identify the business and not to advertise.	07:46:51PM 10	MR. YU: Pet adoptions, they actually
12	MR. YU: Right. So I mean under the	12	went through a very thorough special use text
13	definition of 9-106, classification of signs, of	13	amendment process to include all the services
14	advertising signs, it does allow for the	14	that they are.
15	applicant to request for the commodity or	15	CHAIRMAN CASHMAN: Because it went from
16	service that's also provided on the sign. But	16	an O-2 to a B
17	it's also up to the Plan Commission per the	17	MR. YU: B-1.
18	requirements if it looks cluttered or if it	18	MS. BRASELTON: I like it. The
19	doesn't look	19	building is beautiful. I think it fits in
07:45:40PM 20	CHAIRMAN CASHMAN: It's not saying like	07:47:14PM 20	nicely. I'm fine with it. It looks
21	We are the best boarding company.	21	CHAIRMAN CASHMAN: It's going to be a
4 1	We are the best boarding company.		5 5

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	10		12
1	MS. BRASELTON: Yes, absolutely.	1	starting to put out signs on construction sites.
2	MR. PETERSON: It's good.	2	So if we don't say no to one, they keep popping
3	MR. JABLONSKI: This might be the first	3	up.
4	pedestal sign I've never had a complaint with.	4	CHAIRMAN CASHMAN: But you noticed
5	CHAIRMAN CASHMAN: All right. Oh, and	5	during the last election cycle, they were doing
6	Julie especially.	6	that on construction sites, putting election
7	MS. CRNOVICH: Hey. Well, wait a	7	signs up.
8	minute, I'm not done. I'm not done.	8	MS. CRNOVICH: Yes. Right.
9	CHAIRMAN CASHMAN: Okay. Sorry, I	9	CHAIRMAN CASHMAN: It's like who is
07:47:35PM 10	spoke too soon.	07:48:47PM 10	going to complain here, it's an empty site.
11	MS. CRNOVICH: Currently you have some	11	Okay. Anna?
12	temporary signage on the property that's	12	MS. FIASCONE: It looks good. I assume
13	illegal.	13	because there is a sidewalk, there is plenty of
14	I don't know if you have been by	14	visibility turning out of there with the sign?
15	there lately, Chan. There are a bunch of	15	MS. BRASELTON: That's a good question.
16	banners hanging on the fence, and I don't think	16	MR. O'BRIEN: Yes. We are quite a ways
17	that's allowed. Like there is a Bank One or a	17	away from the road.
18	mortgage one. Aren't they allowed just like one	18	MS. FIASCONE: I just wanted to
19	temporary sign for construction?	19	confirm. It looks like that from the rendering.
07:47:58PM 20	MR. YU: I haven't seen, I haven't	07:49:08PM 20	MS. BRASELTON: You mean coming out of
21	MS. CRNOVICH: Okay. I think you have	21	the parking lot?
22	several.	22	MS. FIASCONE: Yes. It looks like it.
	11		13
1	MS. BRASELTON: There are a bunch.	1	I just want to confirm that because it's behind
1 2	MS. BRASELTON: There are a bunch. CHAIRMAN CASHMAN: We'll send Robb	1 2	I just want to confirm that because it's behind the sidewalk.
			-
2	CHAIRMAN CASHMAN: We'll send Robb	2	the sidewalk.
2 3	CHAIRMAN CASHMAN: We'll send Robb over.	2 3	the sidewalk. CHAIRMAN CASHMAN: Right.
2 3 4	CHAIRMAN CASHMAN: We'll send Robb over. MS. CRNOVICH: Send the code	2 3 4	the sidewalk. CHAIRMAN CASHMAN: Right. MR. JABLONSKI: Parkway sign, a couple
2 3 4 5	CHAIRMAN CASHMAN: We'll send Robb over. MS. CRNOVICH: Send the code enforcement person first. I think there are	2 3 4 5	the sidewalk. CHAIRMAN CASHMAN: Right. MR. JABLONSKI: Parkway sign, a couple feet.
2 3 4 5 6	CHAIRMAN CASHMAN: We'll send Robb over. MS. CRNOVICH: Send the code enforcement person first. I think there are several banners on the front on the fence, and	2 3 4 5 6	the sidewalk. CHAIRMAN CASHMAN: Right. MR. JABLONSKI: Parkway sign, a couple feet. MS. BRASELTON: When do you expect to
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	14
1	other comments, do I have a motion to approve
2	public hearing Or this would be the
3	illuminated ground sign in the Design Review
4	Overlay District for Case A-37-2018 as
5	submitted.
6	MS. BRASELTON: So moved.
7	MR. PETERSON: Second.
8	CHAIRMAN CASHMAN: Anna?
9	MS. FIASCONE: Aye.
10	MS. CRNOVICH: Aye.
11	CHAIRMAN CASHMAN: Aye.
12	MR. JABLONSKI: Aye.
13	MR. PETERSON: Aye.
14	·
14 15	MS. BRASELTON: Aye.
-	
16	(Which were all the proceedings had
17	in the above-entitled cause.)
	15 STATE OF ILLINOIS)
) ss.
	COUNTY OF DU PAGE)
	I, JANICE H. HEINEMANN, CSR, RDR, CRR,
	do hereby certify that I am a court reporter
	doing business in the State of Illinois, that I
	reported in shorthand the testimony given at the
	hearing of said cause, and that the foregoing is
	a true and correct transcript of my shorthand notes so taken as aforesaid.
	notes so taken as aforesald.
	Janice H. Heinemann CSR, RDR, CRR
	License No 084-001391

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HINSDALE PLAN COMMISSION

RE: Case A-24-2018 – Applicant: Village of Hinsdale

Request: Text Amendment to Zoning Code Section 6-111 to change certain Height, Bulk, Yard and Coverage Requirements for O-2 Zoning District adjoining (3) or more lots with single-family detached dwellings

DATE OF PLAN COMMISSION (PC) REVIEW:	July 11, 2018, October 10, 2018 and November 14, 2018
DATE OF BOARD OF TRUSTEES 1 ST READING:	December 11, 2018

FINDINGS AND RECOMMENDATION

I. FINDINGS

- 1. The PC heard testimony from the applicant, Chan Yu, Village Planner on behalf of the Village of Hinsdale. Chan reviewed how this text amendment request was initiated; As part of the map amendment and special use process for Case A-44-2017, the neighbors expressed concerns of the zoning changing from R-4 single family residential to O-2 limited office at 540 W. Ogden Avenue. In response to the concerns raised, the Village proposed to limit the height, setbacks, floor area ratio (F.A.R.) and lot coverage to be less intensive for certain O-2 lots. (11-601(E))
- 2. A Plan Commissioner asked how the proposed bulk regulations were created. Chan stated it was created to not exceed the new Kensington School building (Case A-44-2017) parameters. (11-601(E))
- 3. The Plan Commission in general, expressed that this request, understanding that it applies to only 1 lot (540 W. Ogden Ave.), is concerned that it can be interpreted as spot zoning, and that the proposed bulk regulations tied to the application are irrational and arbitrary. (11-601(E)(1), (7) and (8))
- 4. The Plan Commission in general, believed that changing the zoning code based on concerns that may not happen, and based on 1 lot, is irrational and would set a bad precedent. Furthermore, the Plan Commission stated that the current zoning process is already in place to vet the concerns by the public, and review development proposals in a rational manner. (11-601(B) and (E)(1))
- 5. The Plan Commission noted that there were no public hearing comments from the audience for this application (Attachment 1, Nov.14.18 Public Hearing transcript). (11-601(D)(3))

II. RECOMMENDATIONS

Following a motion to deny the proposed text amendment application Case A-24-2018, as submitted, the Village of Hinsdale Plan Commission, on a vote of seven (7) "Ayes," and two (2) "Absent," recommends that the President and Board of Trustees deny the application as submitted.

THE HINSDALE PLAN COMMISSION By:

_____, Chairman

Dated this ______ day of ______, 2018.

STATE OF ILLINOIS)) ss. COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE PLAN COMMISSION

1

In the Matter of:)
Case A-24-2018 - Zoning Code)
Text Amendment to Section 6-111(H))
Exceptions and Explanatory Notes)
for the O-2 Limited Office District)

REPORT OF PROCEEDINGS had and testimony taken at the continued public hearing of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 14th day of November, 2018, at the hour of 7:55 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman; MS. DEBRA BRASELTON, Member; MS. JULIE CRNOVICH, Member; MR. GERALD JABLONSKI, Member; MR. JIM KRILLENBERGER, Member; MR. MARK WILLOBEE, Member; MR. TROY UNELL, Member.

	2		4
1	ALSO PRESENT:	1	the height of the building will be reduced, and
2	MR. CHAN YU, Village Planner;	2	the FAR.
3	MR. LANCE MALINA, Village Attorney.	3	CHAIRMAN CASHMAN: Questions of the
4	* * *	4	applicant?
5	CHAIRMAN CASHMAN: Our first case is	5	MS. BRASELTON: It's nice that we have
6	A-24-2018 from the Village of Hinsdale. It's a	6	the Village attorney here.
7	Zoning Code Text Amendment to Section 6-111(H),	7	CHAIRMAN CASHMAN: Yes.
8	Exceptions and Explanatory Notes for the 0-2	8	MS. BRASELTON: Can you comment on the
9	Limited Office District. This we continued from	9	precedential nature of this if it's passed, if
07:55:36РМ 10	our July 11 PC meeting.	07:58:17PM 10	any, for other areas, other zoning districts?
11	I believe we continued it because	11	MR. MALINA: Well, I think Chan
12	of lack of notification?	12	commented on that. Like the way the amendments
13	MR. UNELL: That's correct.	13	are drafted, where they would apply in the 0-2
14	CHAIRMAN CASHMAN: So are you the	14	and because of the lot size, the minimum lot
15	applicant, Chan?	15	size, and another couple requirements, they
16	MR. YU: Yes.	16	would only apply to this particular property.
17	CHAIRMAN CASHMAN: Yes. I think you	17	And then the question came up
18	are. It's fallen to you. Do you want to	18	before is if something applies to one property
19	explain this to us, and then we will grill you.	19	doesn't that mean it's spot zoning, and I
07:56:02РМ 20	MR. YU: So essentially the context of	07:58:48PM 20	addressed that in my memo to you.
21	this arose	21	So there are occasions where you
22	CHAIRMAN CASHMAN: Does Chan need to be	22	use logical planning principles, and it may be
	3		5
1	sworn in?	1	because of the way everything is districted it
2	sworn in? MR. MALINA: No.	2	because of the way everything is districted it might only apply to one lot or one property at
-	sworn in? MR. MALINA: No. MR. YU: Right. So there was a map	_	because of the way everything is districted it might only apply to one lot or one property at least at this time.
2 3 4	sworn in? MR. MALINA: No. MR. YU: Right. So there was a map amendment at Kensington School for that case	2 3 4	because of the way everything is districted it might only apply to one lot or one property at least at this time. MR. KRILLENBERGER: So how did you pick
2 3 4 5	sworn in? MR. MALINA: No. MR. YU: Right. So there was a map amendment at Kensington School for that case number to amend an R-4 Single-Family Residential	2 3 4 5	because of the way everything is districted it might only apply to one lot or one property at least at this time. MR. KRILLENBERGER: So how did you pick these proportions from 40 to 25 feet? Does that
2 3 4 5 6	sworn in? MR. MALINA: No. MR. YU: Right. So there was a map amendment at Kensington School for that case number to amend an R-4 Single-Family Residential to Office Limited District. And as part of the	2 3 4 5 6	because of the way everything is districted it might only apply to one lot or one property at least at this time. MR. KRILLENBERGER: So how did you pick these proportions from 40 to 25 feet? Does that match Kensington's proposed building and use?
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2 3 4 5 6 7 8 9	sworn in? MR. MALINA: No. MR. YU: Right. So there was a map amendment at Kensington School for that case number to amend an R-4 Single-Family Residential to Office Limited District. And as part of the public comment period, some of the residents expressed concern to the Board of Trustees in regards to the intensity of what might happen if	2 3 4 5 6 7 8 9	because of the way everything is districted it might only apply to one lot or one property at least at this time. MR. KRILLENBERGER: So how did you pick these proportions from 40 to 25 feet? Does that match Kensington's proposed building and use? MR. YU: Yes. So what's here now is at least what Kensington School has. MR. JABLONSKI: It's shorter than the
2 3 4 5 6 7 8 9 9 0756-X7PM 10	sworn in? MR. MALINA: No. MR. YU: Right. So there was a map amendment at Kensington School for that case number to amend an R-4 Single-Family Residential to Office Limited District. And as part of the public comment period, some of the residents expressed concern to the Board of Trustees in regards to the intensity of what might happen if Kensington School went out of business, a new	2 3 4 5 6 7 8 9 9 07:59:26PM 10	because of the way everything is districted it might only apply to one lot or one property at least at this time. MR. KRILLENBERGER: So how did you pick these proportions from 40 to 25 feet? Does that match Kensington's proposed building and use? MR. YU: Yes. So what's here now is at least what Kensington School has. MR. JABLONSKI: It's shorter than the adjoining homes are allowed to be.
2 3 4 5 6 7 8 9 0755-47PM 10 11	sworn in? MR. MALINA: No. MR. YU: Right. So there was a map amendment at Kensington School for that case number to amend an R-4 Single-Family Residential to Office Limited District. And as part of the public comment period, some of the residents expressed concern to the Board of Trustees in regards to the intensity of what might happen if Kensington School went out of business, a new owner came in and demolished the school, and	2 3 4 5 6 7 8 9 07-59-28PM 10 11	because of the way everything is districted it might only apply to one lot or one property at least at this time. MR. KRILLENBERGER: So how did you pick these proportions from 40 to 25 feet? Does that match Kensington's proposed building and use? MR. YU: Yes. So what's here now is at least what Kensington School has. MR. JABLONSKI: It's shorter than the adjoining homes are allowed to be. MR. YU: Correct. Right. So the homes
2 3 4 5 6 7 8 9 0756-37PM 10 11 12	sworn in? MR. MALINA: No. MR. YU: Right. So there was a map amendment at Kensington School for that case number to amend an R-4 Single-Family Residential to Office Limited District. And as part of the public comment period, some of the residents expressed concern to the Board of Trustees in regards to the intensity of what might happen if Kensington School went out of business, a new owner came in and demolished the school, and constructed a new building.	2 3 4 5 6 7 8 9 9 07:59:20PM 10 11 12	because of the way everything is districted it might only apply to one lot or one property at least at this time. MR. KRILLENBERGER: So how did you pick these proportions from 40 to 25 feet? Does that match Kensington's proposed building and use? MR. YU: Yes. So what's here now is at least what Kensington School has. MR. JABLONSKI: It's shorter than the adjoining homes are allowed to be. MR. YU: Correct. Right. So the homes I think would be allowed up to
2 3 4 5 6 7 8 9 075647PM 10 11 12 13	sworn in? MR. MALINA: No. MR. YU: Right. So there was a map amendment at Kensington School for that case number to amend an R-4 Single-Family Residential to Office Limited District. And as part of the public comment period, some of the residents expressed concern to the Board of Trustees in regards to the intensity of what might happen if Kensington School went out of business, a new owner came in and demolished the school, and constructed a new building. So this was sort of driven by the	2 3 4 5 6 7 8 9 07:59:26PM 10 11 12 13	because of the way everything is districted it might only apply to one lot or one property at least at this time. MR. KRILLENBERGER: So how did you pick these proportions from 40 to 25 feet? Does that match Kensington's proposed building and use? MR. YU: Yes. So what's here now is at least what Kensington School has. MR. JABLONSKI: It's shorter than the adjoining homes are allowed to be. MR. YU: Correct. Right. So the homes I think would be allowed up to MR. JABLONSKI: 30 feet.
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2 3 4 5 6 7 8 9 0755-47PM 10 11 12 13 14 15 16 17 18 19 20	sworn in? MR. MALINA: No. MR. YU: Right. So there was a map amendment at Kensington School for that case number to amend an R-4 Single-Family Residential to Office Limited District. And as part of the public comment period, some of the residents expressed concern to the Board of Trustees in regards to the intensity of what might happen if Kensington School went out of business, a new owner came in and demolished the school, and constructed a new building. So this was sort of driven by the Board of Trustees as a part of the because of the concerns by the neighbors that expressed themselves at that public meeting and that this was something that the Village would consider to reduce the bulk regulations, such as lot coverage, building height, FAR, to be less	2 3 4 5 6 7 8 9 07-59-26PM 10 11 12 13 14 15 16 17 18 19 00	because of the way everything is districted it might only apply to one lot or one property at least at this time. MR. KRILLENBERGER: So how did you pick these proportions from 40 to 25 feet? Does that match Kensington's proposed building and use? MR. YU: Yes. So what's here now is at least what Kensington School has. MR. JABLONSKI: It's shorter than the adjoining homes are allowed to be. MR. YU: Correct. Right. So the homes I think would be allowed up to MR. JABLONSKI: 30 feet. MR. YU: Right, 30 feet, 3 stories. So this text amendment would for this site allow a building to be maximum 1 story. MR. JABLONSKI: In the interest of continuity, should we have the attorney write up an amendment that houses abutting an area like
2 3 4 5 6 7 8 9 075547PM 10 11 12 13 14 15 16 17 18 19 19 20	sworn in? MR. MALINA: No. MR. YU: Right. So there was a map amendment at Kensington School for that case number to amend an R-4 Single-Family Residential to Office Limited District. And as part of the public comment period, some of the residents expressed concern to the Board of Trustees in regards to the intensity of what might happen if Kensington School went out of business, a new owner came in and demolished the school, and constructed a new building. So this was sort of driven by the Board of Trustees as a part of the because of the concerns by the neighbors that expressed themselves at that public meeting and that this was something that the Village would consider to reduce the bulk regulations, such as lot coverage, building height, FAR, to be less intense versus what's allowed in the 0-2	2 3 4 5 6 7 8 9 07:59:26PM 10 11 12 13 14 15 16 17 18 19 20	because of the way everything is districted it might only apply to one lot or one property at least at this time. MR. KRILLENBERGER: So how did you pick these proportions from 40 to 25 feet? Does that match Kensington's proposed building and use? MR. YU: Yes. So what's here now is at least what Kensington School has. MR. JABLONSKI: It's shorter than the adjoining homes are allowed to be. MR. YU: Correct. Right. So the homes I think would be allowed up to MR. JABLONSKI: 30 feet. MR. YU: Right, 30 feet, 3 stories. So this text amendment would for this site allow a building to be maximum 1 story. MR. JABLONSKI: In the interest of continuity, should we have the attorney write up an amendment that houses abutting an area like this should be a maximum of 25 feet?
2 3 4 5 6 7 8 9 075547PM 10 11 12 13 14 15 16 17 18 19 20	sworn in? MR. MALINA: No. MR. YU: Right. So there was a map amendment at Kensington School for that case number to amend an R-4 Single-Family Residential to Office Limited District. And as part of the public comment period, some of the residents expressed concern to the Board of Trustees in regards to the intensity of what might happen if Kensington School went out of business, a new owner came in and demolished the school, and constructed a new building. So this was sort of driven by the Board of Trustees as a part of the because of the concerns by the neighbors that expressed themselves at that public meeting and that this was something that the Village would consider to reduce the bulk regulations, such as lot coverage, building height, FAR, to be less	2 3 4 5 6 7 8 9 07-59-26PM 10 11 12 13 14 15 16 17 18 19 00	because of the way everything is districted it might only apply to one lot or one property at least at this time. MR. KRILLENBERGER: So how did you pick these proportions from 40 to 25 feet? Does that match Kensington's proposed building and use? MR. YU: Yes. So what's here now is at least what Kensington School has. MR. JABLONSKI: It's shorter than the adjoining homes are allowed to be. MR. YU: Correct. Right. So the homes I think would be allowed up to MR. JABLONSKI: 30 feet. MR. YU: Right, 30 feet, 3 stories. So this text amendment would for this site allow a building to be maximum 1 story. MR. JABLONSKI: In the interest of continuity, should we have the attorney write up an amendment that houses abutting an area like

	6		8
1	look at it that way. The other way to look at	1	we had the 3 trustees, 3 commissioners at least,
2	it is a commercial use or an industrial use is	2	that voted no against this because of just the
3	always considered more intense than single-	3	idea of going from the residential zoning
4	family use. So that's another way to look at	4	district to 0-2. But, again, we had a majority
5	it.	5	that voted yes. It went to the trustees, they
6	CHAIRMAN CASHMAN: In our zoning	6	voted yes.
7	ordinance, we allow in 0-2, we feel like 40 feet	7	So that kind of bothers me, okay.
8	is acceptable.	8	Now we decided 0-2 is good, and now we think
9	MR. MALINA: Right.	9	it's not and we are going to change the 0-2?
08:00:17PM 10	CHAIRMAN CASHMAN: Just in this one	08:02:02PM 10	And we think it's If I was the Kensington
11	property because of But I can count three	11	-
12	people that don't even live adjacent to it.	12	I mean you are diminishing the value of the
13	They are all on North Street or north Monroe. I	13	property.
14	just find it bothers me. I think it just seems	14	I do think it's unusual property.
15	so	15	And I think Robb spoke to this. And I think
16	I liked your letter. I thought you	16	some other commissioners or people at the board
17	had a couple things in there, Lance, that where	17	meeting, which I couldn't see them, they were on
18	it spoke to me where it says You know, it	18	TV. It's a small site. It's a corner lot. And
19	talked about spotting. But he said, you know,	19	it has stormwater requirements. So basically
08:00:42PM 20	that the regulations could be argued to be	08:02:22PM 20	between I think the parking, the balance between
21	irrational and arbitrary. I would contend that	21	parking and building size, and stormwater, you
22	these are completely irrational and arbitrary	22	are not going to really build anything much
	7		9
1	7 because where is the data. I mean we, just	1	9 bigger than what's there. So I think, number
1		1	·
	because where is the data. I mean we, just		bigger than what's there. So I think, number
2	because where is the data. I mean we, just because 3 We had an issue.	2	bigger than what's there. So I think, number one, that's I think into play and that was
2	because where is the data. I mean we, just because 3 We had an issue. And I went back and listened to	2 3	bigger than what's there. So I think, number one, that's I think into play and that was discussed by the trustees previously.
2 3 4	because where is the data. I mean we, just because 3 We had an issue. And I went back and listened to this board meeting, and it was interesting.	2 3 4	bigger than what's there. So I think, number one, that's I think into play and that was discussed by the trustees previously. And then I think you look at the
2 3 4 5	because where is the data. I mean we, just because 3 We had an issue. And I went back and listened to this board meeting, and it was interesting. This was something that never came before us	2 3 4 5	bigger than what's there. So I think, number one, that's I think into play and that was discussed by the trustees previously. And then I think you look at the whole process we had. If somebody came back
2 3 4 5 6	because where is the data. I mean we, just because 3 We had an issue. And I went back and listened to this board meeting, and it was interesting. This was something that never came before us when we did the text amendment. There was	2 3 4 5 6	bigger than what's there. So I think, number one, that's I think into play and that was discussed by the trustees previously. And then I think you look at the whole process we had. If somebody came back We are talking about something that may never
2 3 4 5 6 7	because where is the data. I mean we, just because 3 We had an issue. And I went back and listened to this board meeting, and it was interesting. This was something that never came before us when we did the text amendment. There was discussion in the open board meeting about creating an O-2A, that was a phrase that was tossed out, to create another zoning district.	2 3 4 5 6 7	bigger than what's there. So I think, number one, that's I think into play and that was discussed by the trustees previously. And then I think you look at the whole process we had. If somebody came back We are talking about something that may never happen. And changing our zoning laws for
2 3 4 5 6 7 8	because where is the data. I mean we, just because 3 We had an issue. And I went back and listened to this board meeting, and it was interesting. This was something that never came before us when we did the text amendment. There was discussion in the open board meeting about creating an O-2A, that was a phrase that was tossed out, to create another zoning district. And that's before the text amendment occurred.	2 3 4 5 6 7 8	bigger than what's there. So I think, number one, that's I think into play and that was discussed by the trustees previously. And then I think you look at the whole process we had. If somebody came back We are talking about something that may never happen. And changing our zoning laws for something that's not even happened yet to me just seems completely arbitrary and MR. JABLONSKI: Irrational.
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2 3 4 5 6 7 8 9 08:01:09PM 10 11 12 13 14 15 16 17 18 19 08:01:35PM 20	because where is the data. I mean we, just because 3 We had an issue. And I went back and listened to this board meeting, and it was interesting. This was something that never came before us when we did the text amendment. There was discussion in the open board meeting about creating an O-2A, that was a phrase that was tossed out, to create another zoning district. And that's before the text amendment occurred. In my mind, you know, either it made sense to split it off in 0-2. And there is a lot of There were a lot of trustees speaking to that issue, that they thought this made complete sense to make this an 0-2. And the 0-2 comes with everything that an 0-2 is. And they all felt because of the fact that this thing sat undeveloped for years that no one wanted to build a house. There were homebuilders that actually spoke to the board	2 3 4 5 6 7 8 9 08:02:55PM 10 11 12 13 14 15 16 17 18 19 08:03:13PM 20	bigger than what's there. So I think, number one, that's I think into play and that was discussed by the trustees previously. And then I think you look at the whole process we had. If somebody came back We are talking about something that may never happen. And changing our zoning laws for something that's not even happened yet to me just seems completely arbitrary and MR. JABLONSKI: Irrational. CHAIRMAN CASHMAN: irrational. Thank you. So we have, if someone came back, and I asked Chan and Robb this, a citizen comes back and they want to come back and they are doing a code-compliant new project, they would have to come back for site plan. We would go through the whole process, and we could hear from the neighbors and whatever they are proposing. We have the tools already I believe
2 3 4 5 6 7 8 9 080100PM 10 11 12 13 14 15 16 17 18 19	because where is the data. I mean we, just because 3 We had an issue. And I went back and listened to this board meeting, and it was interesting. This was something that never came before us when we did the text amendment. There was discussion in the open board meeting about creating an O-2A, that was a phrase that was tossed out, to create another zoning district. And that's before the text amendment occurred. In my mind, you know, either it made sense to split it off in O-2. And there is a lot of There were a lot of trustees speaking to that issue, that they thought this made complete sense to make this an O-2. And the O-2 comes with everything that an O-2 is. And they all felt because of the fact that this thing sat undeveloped for years that no one wanted to build a house. There were	2 3 4 5 6 7 8 9 0802:53PM 10 11 12 13 14 15 16 17 18 19	bigger than what's there. So I think, number one, that's I think into play and that was discussed by the trustees previously. And then I think you look at the whole process we had. If somebody came back We are talking about something that may never happen. And changing our zoning laws for something that's not even happened yet to me just seems completely arbitrary and MR. JABLONSKI: Irrational. CHAIRMAN CASHMAN: irrational. Thank you. So we have, if someone came back, and I asked Chan and Robb this, a citizen comes back and they want to come back and they are doing a code-compliant new project, they would have to come back for site plan. We would go through the whole process, and we could hear from the neighbors and whatever they are

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	10		12
1	and with the trustees that I'm not afraid if	1	CHAIRMAN CASHMAN: I understand, and
2	something happened.	2	I'm sympathetic. I think the trustees are
3	And I think it's interesting, if	3	trying to be good about it. I think listening
4	you go back and listen to the trustees' tape,	4	and deliberating and responding, and we have
5	they all felt this is a good use. This is going	5	done this for so many different projects.
6	to be around. This is not a one-off early	6	I mean we have even knocked down a
7	childhood facility. This is a company that has	7	building, an existing building, to create
8	demonstrated that they build these things and	8	more The mechanism is there. Hinsdale
9	they do well. It's a great, I think a	9	Meadows, think of all the different things that
08:03:41PM 10	phenomenal transition. If they have parking	08:05:24PM 10	went through and were discussed there. I just
11	issues, we will resolve them just like we are	08:05:24PM 10	feel like we already have what we need in our
12	working with Hinsdale Orthopaedics.	12	ordinance. And to make this change, I do think
13	That's a couple things. I have a	13	it sets a terrible precedent. Because if I had
14	few more. I mean think about this, and this is	14	something next to me and I didn't like it, I
15	what Gerry was getting to. The adjacent	15	would be like, well, come on, let's get enough
16	properties can be 3 stories, and we are	16	trustees in favor of this thing and try to get
17	restricting this one building to a 1-story	17	it to the Plan Commission and put it through. I
18	building. It is crazy to me that the	18	just don't like it.
19	residential setbacks are 35 front, 35 corner,	19	I'm sympathetic to these people.
08:04:07PM 20	8 side, rear, and we are changing these things.	08:05:47PM 20	I'm really hopeful that Kensington will do a
21	And based on what data? Like what percentage?	21	good job. I'm excited even to see construction
22	Who came up with these numbers? It just seems	22	going on there now. It's going to be such an
	11		13
1	completely arbitrary. I don't see any science	1	improvement. And if everything works out the
2	behind this. I don't see anything that decides	2	way it was proposed and traffic does not become
3	that this is going to make it better. And I	3	a nightmare, this could be a really great thing
4	think it's, I say it creates a terrible	4	for us; but I just don't think this is how we
5	precedent.	5	solve the problem.
6	I mean when we did the General	6	MS. CRNOVICH: I noticed, too, in the
7	Motors for Land Rover Jaguar, I mean why didn't	7	proposed text amendment it was for properties
8	we start applying all kinds of zoning changes to	8	that adjoin. And what's the definition of
9	that property? Next thing you know, every time	9	adjoin? And actually, if it would have been
08:04:40PM 10	we have a property that's adjacent to	08:06:15PM 10	what we use in the Code usually is abut, I think
11	residential, which I do agree residential trumps	11	there would have been other parcels that this
12	everything I think we already have the	12	would have pertained to. But this, I agree with
13	things in place to do this. And I think it	13	everything Steve is saying, you know.
14	speaks volumes that no one on Madison that	14	MS. BRASELTON: I do, too.
15	backup to this property ever came before us.	15	MS. CRNOVICH: It's one zoning lot.
16			
1	It's in their backyard.	16	CHAIRMAN CASHMAN: I would feel better
17		16 17	if it was multiple zoning lots, if it had some
17 18	It's in their backyard. MR. KRILLENBERGER: Nor are they here tonight.	17 18	if it was multiple zoning lots, if it had some rationale.
17 18 19	It's in their backyard. MR. KRILLENBERGER: Nor are they here tonight. CHAIRMAN CASHMAN: Nor are they here	17 18 19	if it was multiple zoning lots, if it had some rationale. MS. CRNOVICH: Yes.
17 18 19 080501PM 20	It's in their backyard. MR. KRILLENBERGER: Nor are they here tonight. CHAIRMAN CASHMAN: Nor are they here tonight.	17 18 19 08:06:35PM 20	if it was multiple zoning lots, if it had some rationale. MS. CRNOVICH: Yes. MR. MALINA: Right.
17 18 19	It's in their backyard. MR. KRILLENBERGER: Nor are they here tonight. CHAIRMAN CASHMAN: Nor are they here	17 18 19	if it was multiple zoning lots, if it had some rationale. MS. CRNOVICH: Yes.

	14		16
1	systematically 0-2 is always important.	1	I think they are buying a new fence for those
2	When you look at this District, it always abuts	2	people.
3	these residential areas. But if we decided that	3	MS. BRASELTON: Yes.
4	somehow we need to change it, just like we	4	MR. MALINA: Right. And Ogden has
5	change the downtown, the height of the buildings	5	always been a challenge.
6	in downtown, because we realized it was too	6	CHAIRMAN CASHMAN: Oh, it has been.
7	tall.	7	They are not here, one of the commissioners
8	MS. CRNOVICH: And these setbacks would	8	asked about the or it must have been a
9	be greater for 0-2 versus 0-1. And 0-1 is	9	trustee asked about the animal hospital property
08:07:01PM 10	supposed to have, you know, the larger setback.	08:08:36РМ 10	that they'll vacate when they open up their new
11	So it's kind of throwing that whole thing off,	11	place. That's residential. There are 4 lots up
12	too, then. I mean what do you do, go back and	12	for sale, and that's staying residential.
13	change that? And that's not what the Code	13	That's completely surrounded. I think that's a
14	states.	14	completely different situation. Hopefully, that
15	MS. BRASELTON: It's well-intentioned.	15	won't sit empty for decades. But if developed
16	Nobody questions the intention.	16	properly, maybe they can buffer it. This one
17	CHAIRMAN CASHMAN: Oh, no. Absolutely	17	just bothers me.
18	well-intentioned.	18	Troy?
19	MS. BRASELTON: I think it's a huge	19	MR. UNELL: I agree with all your
08:07:20PM 20	problem, and I respectfully disagree with the	08:09:01PM 20	positions on it.
21	spot zoning.	21	CHAIRMAN CASHMAN: Mark, I didn't mean
22	MS. CRNOVICH: And I think you also may	22	to jump past you.
	15		
1	consider some of the 0-1 districts then and some	1	MR. WILLOBEE: No, that's all right.
2 3	of the business districts, which there is residential next to those, too. You know, like	2	No. I underlined in your memo rational approach and irrational and arbitrary. I think
3 4	I said, anybody can come in saying, well, you	3 4	to your point, our process is rational. As we
5	know	- 5	go through the change, I think what you are
6	CHAIRMAN CASHMAN: I always think about	6	saying, Steve, some of the changes that we are
7	one, the cases that we hear that are in those	7	having, it's like we have a desired use in mind
8	districts. Those are always the most	8	if it does change; but we don't even know what
9	challenging because it's transitioning from a	9	that would be. Right? So why are we trying to
08:07:47PM 10	commercial area to a residential area. And you	08:09:27PM 10	look at a crystal ball to make changes for a use
11	really want to make that transition as good as	11	that we don't know what's going to walk in the
12	possible.	12	door, at Kensington at least.
13	This was reverse where, to be	13	CHAIRMAN CASHMAN: It's just a fear.
14	honest, to have a house right on Ogden Avenue on	14	It's a fear based on nondata or experience.
15	that corner would not be a primo spot for a	15	MR. WILLOBEE: Right.
16	house. I certainly wouldn't want to live there.	16	CHAIRMAN CASHMAN: If we had a problem
17	And so because of the speed and noise of Ogden,	17	with 0-2s where this kept happening, then I
18	in a way it forced it to go the other way where	18	would be in favor of doing a detailed study of
19	it created a transition from Ogden to this	19	the whole 0-2 district and say, okay, what do we
08:08:13PM 20	residential.	08:09:47РМ 20	need to do to make 0-2 a better transitional
21	It's interesting. And even	21	district.
22	Kensington, I mean they went out of their way.	22	MR. WILLOBEE: Right. And to your

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	18		20
1	other point, I feel like we are effectively deed	1	about it because they are ultimately the ones
2	restricting property through this change; and I	2	who have to work on it if the business fails.
3	don't think that's fair to the property owner as	3	So there is no way that I could ever vote for
4	well.	4	something written like this.
5	MR. YU: And I think that's one thing I	5	CHAIRMAN CASHMAN: Okay. Thanks, Chan.
6	want to point out. This is not a counter to	6	Thanks, Lance.
7	everything that you are saying. Chuck Marlas,	7	Do I have a motion regarding case
8	he's the person that purchased the property.	8	Case A-24-2018? I guess first do I have a
9	And to show his flexibility and for the	9	motion to approve.
08:10:08PM 10	neighbors' concerns, he was okay with the	08:11:53PM 10	MR. MALINA: You can go right to denial
11	Village applying for this amendment.	11	based on your discussion.
12	CHAIRMAN CASHMAN: Okay.	12	CHAIRMAN CASHMAN: Just checking the
13	MR. YU: Just an aside.	13	wind.
14	MR. MALINA: But then again, that	14	MR. MALINA: You don't need to.
15	doesn't obviate your duty to look at this as a	15	CHAIRMAN CASHMAN: Do I have a motion
16	text amendment, not as a deed restriction. So	16	to deny Case A-24-2018 from the Village of
17	you are doing the right That's what you are	17	Hinsdale for the Zoning Code Text Amendment to
18	supposed to do.	18	Section 6-111.
19	CHAIRMAN CASHMAN: I think Chuck is	19	MR. UNELL: So moved.
08:10:29PM 20	confident in his business and thinks it will be	08:12:09PM 20	MR. JABLONSKI: Second.
21	succeeding. And he doesn't see Which	21	CHAIRMAN CASHMAN: Jim?
22	actually makes me feel even more confident that	22	MR. KRILLENBERGER: Aye.
	19		21
1	this is more than necessary that he has no	1	MS. BRASELTON: Aye.
2	trepidation about this. He went through the	2	MR. JABLONSKI: Aye.
3	whole process across Ogden on the north side,	3	CHAIRMAN CASHMAN: Aye.
4	and then that just became too tricky with IDOT	4	MS. CRNOVICH: Aye.
5	and the turns that he wanted there. So he then	5	MR. WILLOBEE: Aye.
6	came to this property. So in a way, it was	6	MR. UNELL: Aye.
7	beneficial to us.	7	CHAIRMAN CASHMAN: Thank you.
8	Any other comments? Jim?	8	* * *
9	MR. KRILLENBERGER: Well-put, Steve. I	9	(Which were all the proceedings had
08:10:59PM 10	trust future Plan Commission members.	10	in the above-entitled cause.)
11	CHAIRMAN CASHMAN: Right. Yes. This	11	
12	won't be our problem.	12	
13	MR. JABLONSKI: I will just add	13	
14	philosophically that my impression is Zoning and	14	
15	the Plan Commission are here to enhance value in	15	
16	the Village. And to write such a specific	16	
17	amendment will impugn the value of this	17	
18	property.	18	
19	When you say the fellow who is	19	
08:11:20PM 20	developing business, he doesn't care about it, I	20	
21	would be interested to know what his bank that	21	
22	is lending against that property would think KATHLEEN W. BONO	22	334-7779



MEMORANDUM

DATE:	January 16, 2019
то:	Chairman Cashman and Plan Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	Salt Creek Ln./Ogden Ave. Median Ground sign – Hinsdale Humane Society Hinsdale Humane Society Nameplate Sign on existing MedProperties Ground Sign Case A-57-2018

Summary

The Village of Hinsdale has received an application from Q.T. Signs on behalf of Hinsdale Humane Society, requesting approval to install a new nameplate sign on the existing MedProperties ground sign located on the median at the Salt Creek Lane and Ogden Avenue. The MedProperties ground sign was approved by the Plan Commission (PC) on February 14, 2018 (attachment 2). The applicant, Q.T. Signs, also installed said ground sign.

Request and Analysis

The requested Hinsdale Humane Society nameplate sign matches the current "Immediate Care" nameplate sign, featuring the same black font on a silver metallic background/sign backing. The proposed nameplate is 11" tall and 4'-6" wide for an area of 4.1 SF. This would utilize the 2nd of 3 nameplate slots on the ground sign. The ground sign is illuminated and the applicant has included a rendering of the sign at night.

Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the Plan Commission (PC) and does not require public notification. The PC maintains final authority on signage with no further action required by the Board of Trustees.

Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.

2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the



MEMORANDUM

neighborhood.

3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.

4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

Attachments:

- Attachment 1 Sign Application and Exhibits
- Attachment 2 MedProperties PC Approved Ground Sign Findings and Recommendations
- Attachment 3 Village of Hinsdale Zoning Map and Project Location
- Attachment 4 Street View of Salt Creek Lane median (facing west)



VILLAGE OF HINSDALE **COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT**

Name: Hinsdale Humane Society

Address: 21 Salt Creek Lane

City/Zip: Hinsdale, IL 60521

Phone/Fax: (630) 323-5630 /11

E-Mail: tom.vanwinkle@hinsdalehumanesociety.org

Contact Name: Tom Van Winkle

Contractor
Name: QT Signs
Address: 1391 Wright Blut
City/Zip: Schaumberg, BC 60193
Phone/Fax: 847 524 1 7950
E-Mail:
Contact Name:

e de la companya de l

ADDRESS OF SIGN LOCATION: Ogden and Salt Creek Lane

ZONING DISTRICT: B-1 Community Business District

SIGN TYPE: Monument Sign

ILLUMINATION Back Lit

Sign Information:	Site Information:
Overall Size (Square Feet): $\frac{36}{6}$ ($\frac{6}{5}$ x $\frac{6}{5}$) Overall Height from Grade: $\frac{6}{5}$ Ft.	Lot/Street Frontage:
Overall Height from Grade: <u>6</u> Ft. Proposed Colors (Maximum of Three Colors):	Building/Tenant Frontage: Existing Sign Information:
Black	Business Name: Hinsdale Humane Society
Ø Ø	Size of Sign: <u>4.5</u> Square Feet Business Name:
×	Size of Sign: Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Signature of Applicant

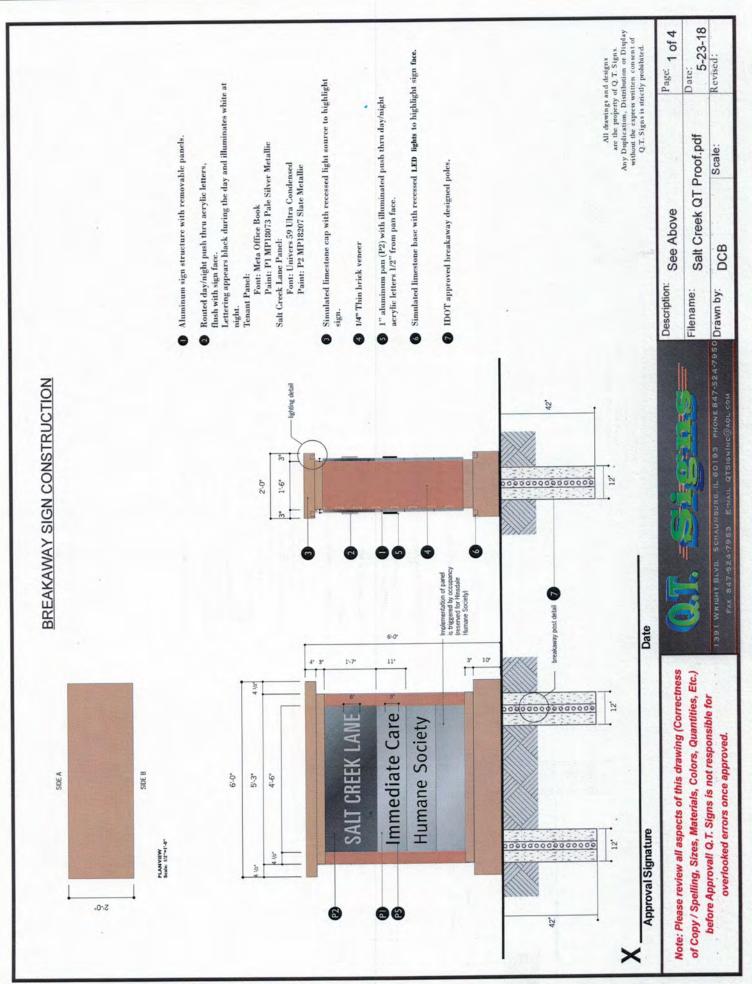
Signature of Building Owner

10-26-18 Date 10/31/18

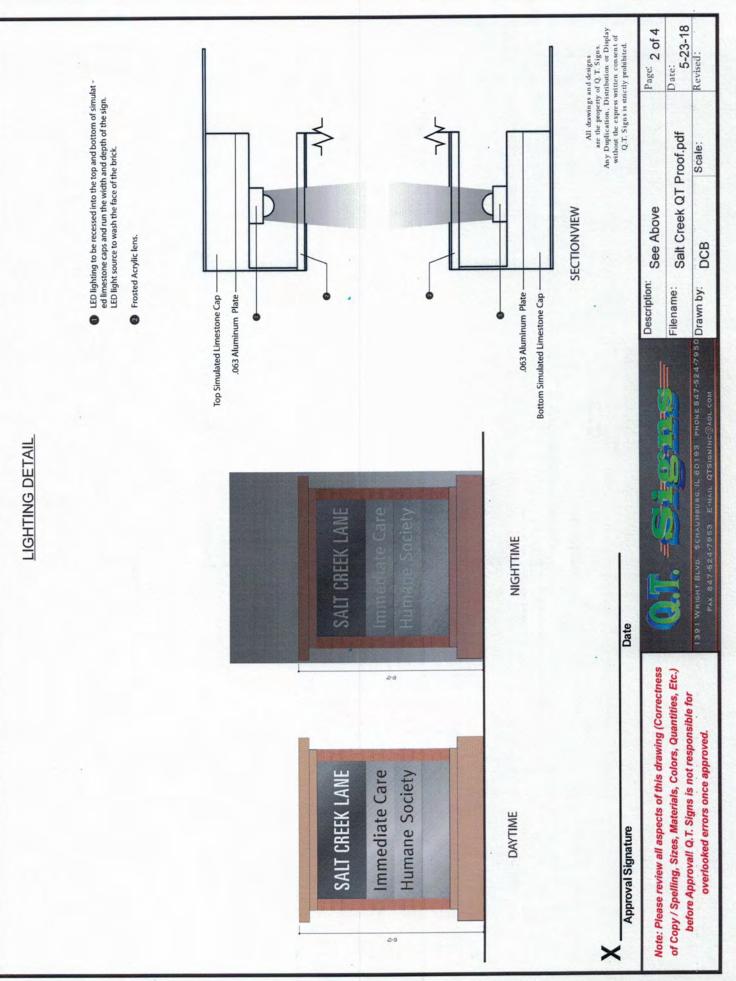
FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: Administrative Approval Date:

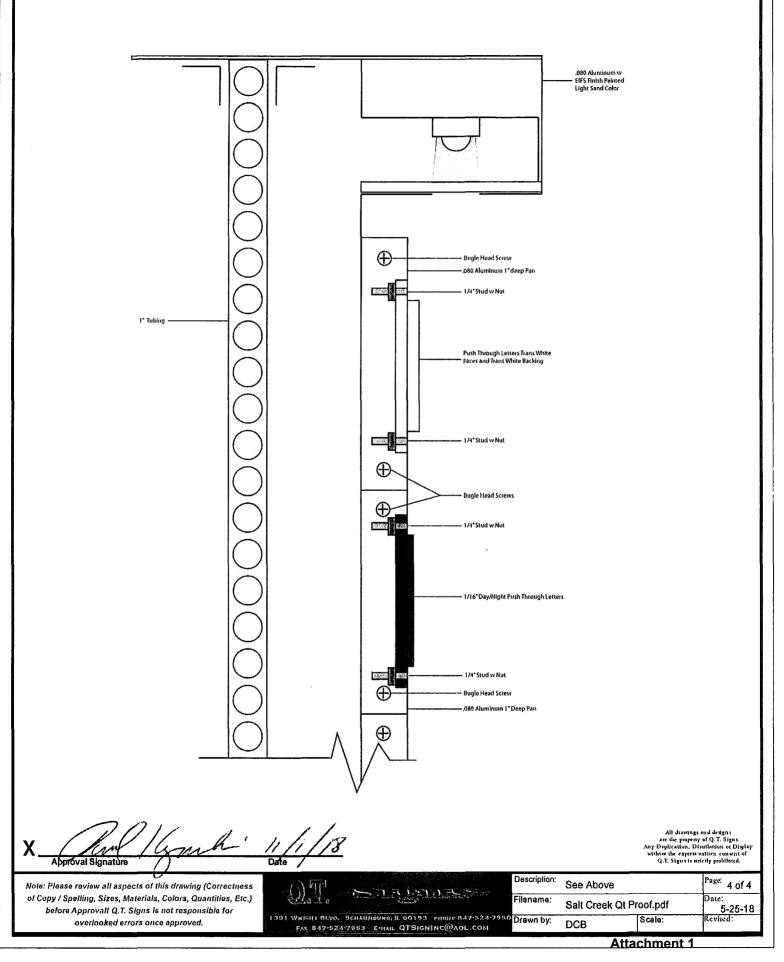


Attachment 1



PUSH THROUGH LETTER DETAIL

2



HINSDALE PLAN COMMISSION

RE: Case A-45-2017 – Applicant: 8 Salt Creek Campus LLC / MedProperties – 8 Salt Creek Lane Request: Off-Site Signage on Median at Ogden Ave. and Salt Creek Lane in the O-3 General Office District DATE OF PLAN COMMISSION (PC) REVIEW: January 10, 2018, and February 14, 2018 DATE OF ZONING BOARD OF APPEALS (ZBA) REVIEW (V-02-18) : February 22, 2018 DATE OF BOARD OF TRUSTEES 1ST READING: TBD after ZBA Final Decision

FINDINGS AND RECOMMENDATION

I. FINDINGS

- 1. On January 10, 2018, the PC heard testimony from the applicant's attorney, Mr. Peter Coules, on behalf of the applicant, 8 Salt Creek Campus LLC/MedProperties. He reviewed the proposed ground sign and the history of the initial request in 2015. It was part of an 8 ground sign variation application by MedProperties, for the properties at 8, 10 and 12 Salt Creek Lane and 901 and 907 Elm Street. On June 10, 2015, the PC expressed concern over the location of this off-premise ground sign on the median, citing concerns over the line-of-sight, size of the sign and sign content. To this end, the PC recommended approval of the sign to the Board of Trustees with the condition that it is 6' tall and 4' wide (24 SF) with only the text "Salt Creek Lane" on both sides. (On August 27, 2015, the applicant removed the sign from the application, citing that it was unlikely to be approved as designed/presented.)
- 2. The proposed illuminated, off-premise identification ground sign requested at the January 10, 2018, PC meeting was 8' tall and 6' wide (48 SF). The content, per the concerns of the PC in 2015, does not include MedProperties branding, and exhibits generic locations and services north of Salt Creek Lane. Per the recommendation by IDOT, the sign construction is designed with breakaway features, and included the breakaway post detail for the base of the sign, indicating it is approved by the Federal Highway Administration and designed to collapse under a 10 MPH crash.
- 3. The PC in general, at the January 10, 2018 public meeting, expressed that the sign is too large and contained too much information. Most of the Commissioners preferred a 6-foot height versus the proposed 8-foot height. To that end, the PC recommended the applicant revise its illustrations to show the sign at 6 feet, with: "Salt Creek Lane"; "Salt Creek Lane" and "Immediate Care"; and "Salt Creek Lane" with "Immediate Care" and 1 or 2 open text slots. The PC unanimously continued the sign application for the February 14, 2017, PC meeting, to review revised illustrations based on the above PC recommendations, 8-0 (1 absent).
- 4. On February 14, 2018, the PC heard testimony from the applicant's attorney, Mr. Peter Coules, who presented the ground sign revision illustrations, as requested by the PC at the January 10, 2018, meeting. The ground sign exhibits included one illustration at 7 feet tall (42 SF) and another at 6 feet tall (36 SF). Both signs featured 2 blank slots.
- 5. The PC, in general, supported the 6-foot height versus the 7-foot height. To that end, the PC approved the ground sign at 6 feet, as submitted (with 2 blank sign slots; see Attachment 1 "Option 2"), 6-1 (2 absent). Mr. Coules asked for clarification on the opposition vote, if it was due to the number of slots, or sign in general. The Commissioner stated due to the number of slots (2 vs. 1).
- 6. This application requires review by the Zoning Board of Appeals (ZBA) since it includes variations beyond the sign modifications the PC is authorized to permit. The PC will forward its decision/recommendations to the ZBA based on the standards (Section 11-607(E)) for sign permits.

II. RECOMMENDATIONS

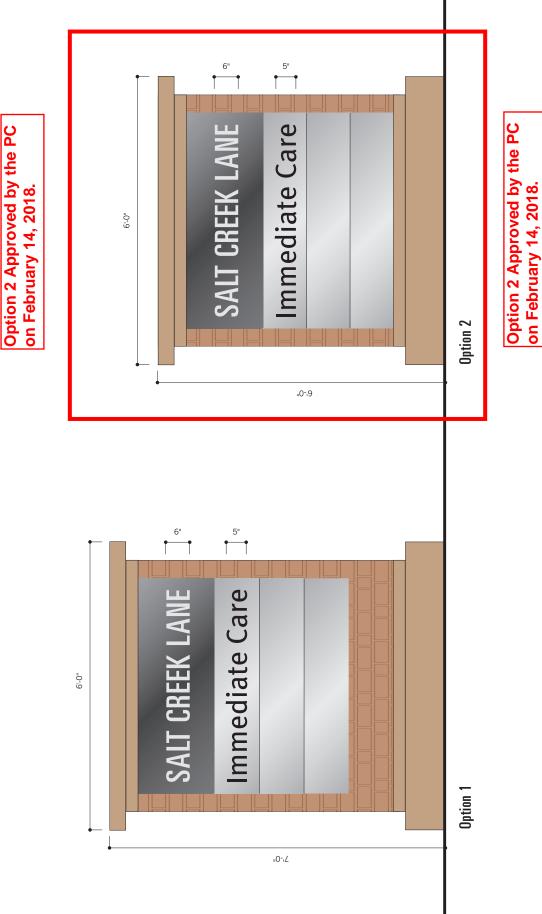
Following a motion to approve the proposed appearance of the sign, as submitted for Option 2, 6-foot height and 2 blank sign slots (see Attachment 1), the Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes,", one (1) "Nay", and two (2) "Absent," recommends that the President and Board of Trustees approve the application as submitted.

THE HINSDALE PLAN COMMISSION By:

Chairman 2018. Dated this

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[onument	

Plan Commission Findings and Recommendations Case A-45-2017 - Attachment 1



Phase 4.0 Construction Documents Salt Creek Medical Campus Hinsdale, Illinois

01.19.18 SUPPLEMENTAL

P 773.523.9300 F 773.523.9305 www.ck-dg.com

Cardosi Kiper Design Group 2437 South Western Avenue Chicago, Illinois 60608

 $^{\mathrm{Page}}$

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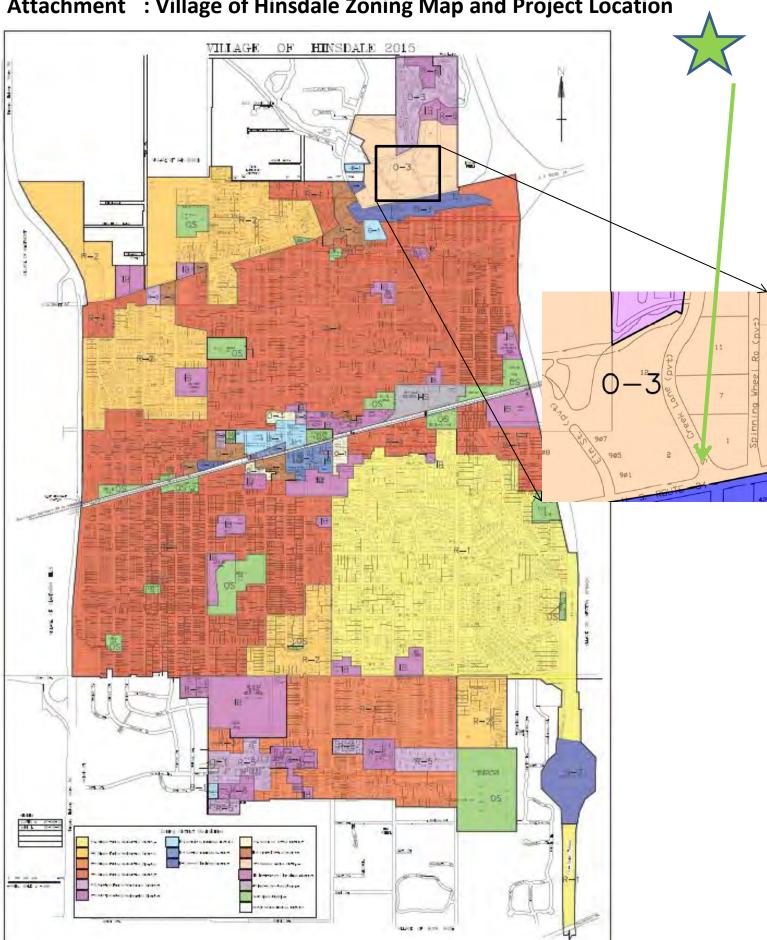


Scale: 1/2" = 1'



Med Properties 40 Skokie Boulevard, Suite 410 Northbrook, 1L 60062

Attachment 2



Attachment : Village of Hinsdale Zoning Map and Project Location

Attachment 4: Street View of Salt Creek Lane median. (facing west) Ground Sign Location





MEMORANDUM

DATE:	January 16, 2019
то:	Chairman Cashman and Plan Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	330 Chestnut Street – Second Major Adjustment to Exterior Appearance and Site Plan for Construction of a new Accessory Structure in the B-3 General Business District Case A-54-2018

Summary

This major adjustment request is to construct a new two-story accessory structure in the south west corner of the lot at 330 Chestnut Street. The reason for the accessory structure is based on the demand for more storage space by the primary office building at near full occupancy. The applicant also plans to store things typically found in a garage, for example, cars, snow blower, garbage cans, and tools.

Per the applicant, the proposed two-story accessory structure will utilize materials that match the existing principal building, along with taking materials inspired from historical train side structures. The building façade and roof pitch were also designed to match the principal building, as well as relate to historical train side structures. The subject property is immediately north of the BNSF railway.

Request and Analysis

On August 5, 2014, the Board of Trustees (BOT) approved Ordinance O2014-26, approving a site plan and exterior appearance plan to construct a new two-story commercial building at 330 Chestnut Street in the B-3 General Business District. On April 21, 2015, the BOT approved Ordinance O2015-14, approving a major adjustment to the site plan and exterior appearance plan for various changes to the building façade and site plan. On December 18, 2018, the Village Board referred this major adjustment request to the Plan Commission (PC) for further hearing and review.

This request was reviewed by the Zoning Board of Appeals (ZBA) on October 17, 2018, for six (6) variations, including, for not meeting minimum side yard setback, rear yard setback and landscape buffer distances. The variations were unanimously approved by the ZBA, 5-0 (2 absent). The surrounding zoning districts include O-2 Limited Office to the north, B-3 General Business to the west, IB Institutional Buildings to the east and R-4 Single Family Residential to the south (south of the BNSF railway).

Process

Pursuant to Section 11-606, the Chairman of the PC shall, at the public meeting on the application for exterior appearance review, allow any member of the general public to offer relevant material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public



MEMORANDUM

meeting, the Plan Commission shall transmit to the Board of Trustees its recommendation, in the form specified in subsection 11-103(H) of this article, recommending either approval or disapproval of the exterior appearance and site plan based on the standards set forth in subsection F1 of this Section 11-606.

Attachments:

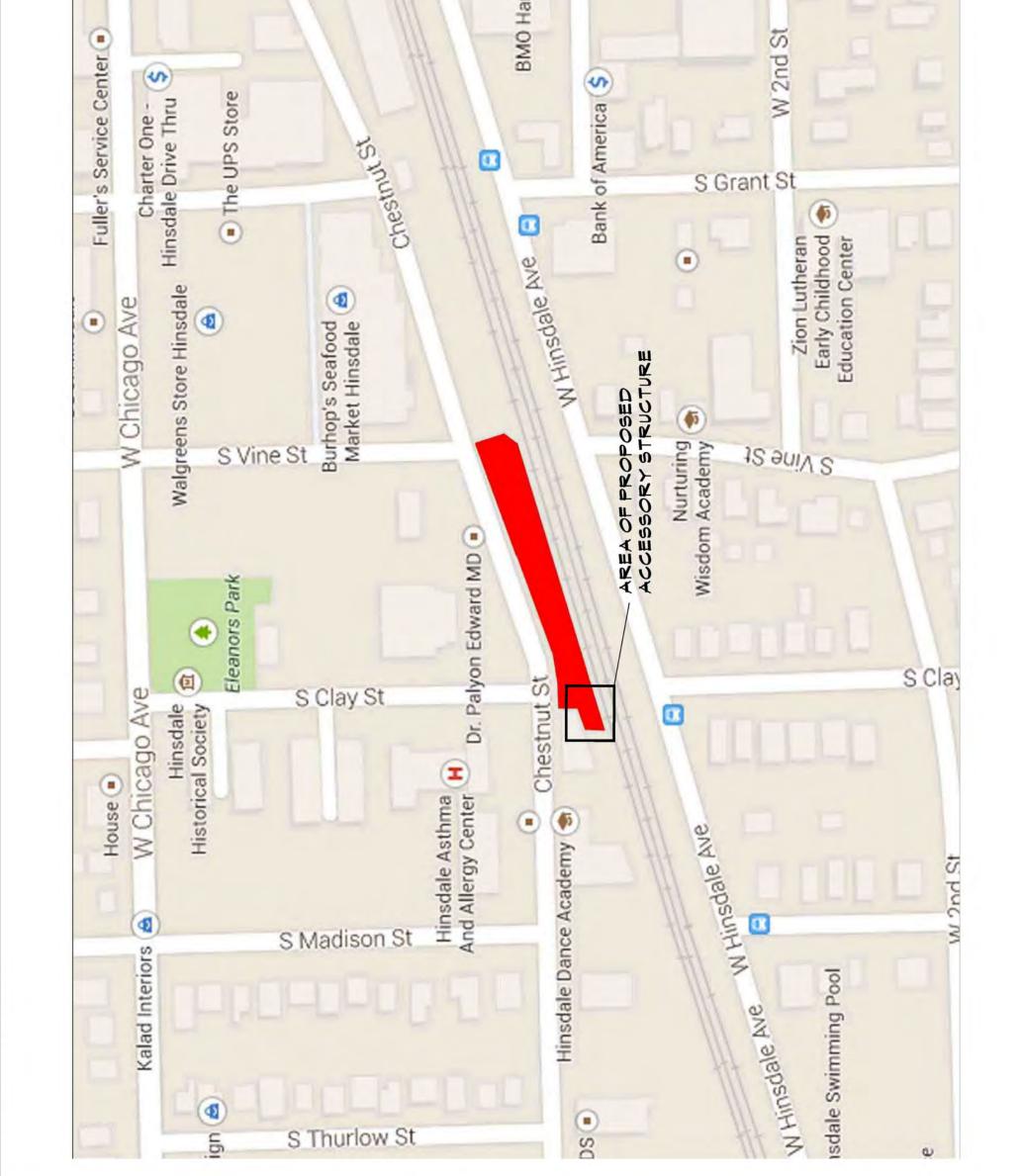
- Attachment 1 Major Adjustment Application and Exhibits
- Attachment 2 Zoning Map and Project Location
- Attachment 3 1st Major Adjustment Approved Ordinance O2015-14 (April 21, 2015)
- Attachment 4 Approved Site Plans/Exterior Plans at 330 Chestnut Ordinance O2014-26 (Aug. 5, 2014)
- Attachment 5 Aerial View of 330 Chestnut Street
- Attachment 6 Street View of 330 Chestnut Street

Міснаег Авканая А к снітестик	Hinsdale Land Restoration and Preservation LLC 330 Chestnut Streete Hinsdale, Illinois			81.91.1	۲ nois	ssimmo		UMEN bd for F				HECKE	88		uoj	itemic	al Infc	steneD	,		
			CURRENT BUILDING 24,040 S.F.	~67.59' ~479.24'	28.3' @ MEDIAN EAVE, 29.6' @ PARAPET	2 6'-4 ½" TO BLD6, 5'-0 ⁴ " GARDEN MALL	N/A	2'-11"	000	13,442 (5 <i>6%)</i> .4 15	5'-0 ^{1/2} " TO GARDEN MALL, 6'-9" PARKING N/A	1'-3" TO GARDEN MALL, 2'-11" TO BLDG.	10' 6'-a"	1'-10" 0		PROPOSED 1'-2"	VARIES (3'-&-11'-9)	EG /2' 8 11'	VARIES (3'-&-11'-9) 1'-2"	VARIES (3'-&-11'-9)	14'-11" 14,245 S.F. (ACCESS. STRUCTURE AND EXISTING BUILDING)
NFORMATION URVEY D SITE PLAN D FLAN D FLEVATIONS	ZOF	NCE B-3 DISTRICT	CODE REQUIRMENTS 6.250 S.F.	125' 50'	30,	2 5'-0" PER GRANTED ZONING VARIANCE	N/A	10' 1'-0" PER GRANTED ZONING VARIANCE	0% OF LOT AREA= 12,045	40% OF LOT AREA= 21,681 S.F. FOR OFFICE 1 / 250 NET SF (=3,604)= 14	2'-1" PER GRANTED ZONING VARIANCE N/A	O' PER GRANTED ZONING VARIANCE	10' 2'-1" PER GRANTED ZONING VARIANCE	-O" PER GRANTED ZO		CODE REQUIRMENTS 1'-O" (GRANTED VARIATION)	2'-O" (GRANTED VARIATION)	1-0" (GRANTED VARIA	2'-O" (GRANTED VARIATION) O'-O" (GRANTED VARIATION)	-O" (GRANTED VAR	15'-0" 40% OF LOT AREA= 21,681 5.F.
GENERAL IN PLAT OF SU PROPOSED PROPOSED	AMAORNOZ	ABLE OF COMPLIAI	NUM LOT AREA	NUM LOT DEPTH NUM LOT WIDTH	DING HEIGHT	3ER OF STORIES NT YARD BUILDING SETBACK	RNER SIDE YARD BUILDING SETBACK	ERIOR SIDE YARD BUILDING SETBACK AR YARD BUILDING SETBACK	DOR AREA RATIO	TAL LOT COVERAGE RKING REQUIREMENTS	DNT YARD SETBACK RNER YARD SETBACK	K YARD SETBACK	DSCAPE BUFFER (SIDE YARD) DSCAPE BUFFER (FRONT YARD)	UFFER (REAR YARD		CESSORY STRUCTURE AR BUILDING SETBACK	ERIOR SIDE BUILDING SETBACK	AR YARD SETBACK FRIOR SIDF YARD SETBACK	ERIOR SIDE YARD SETBACK VDSCAPE BUFFER (REAR)	UFFER	GHT T COVERAGE

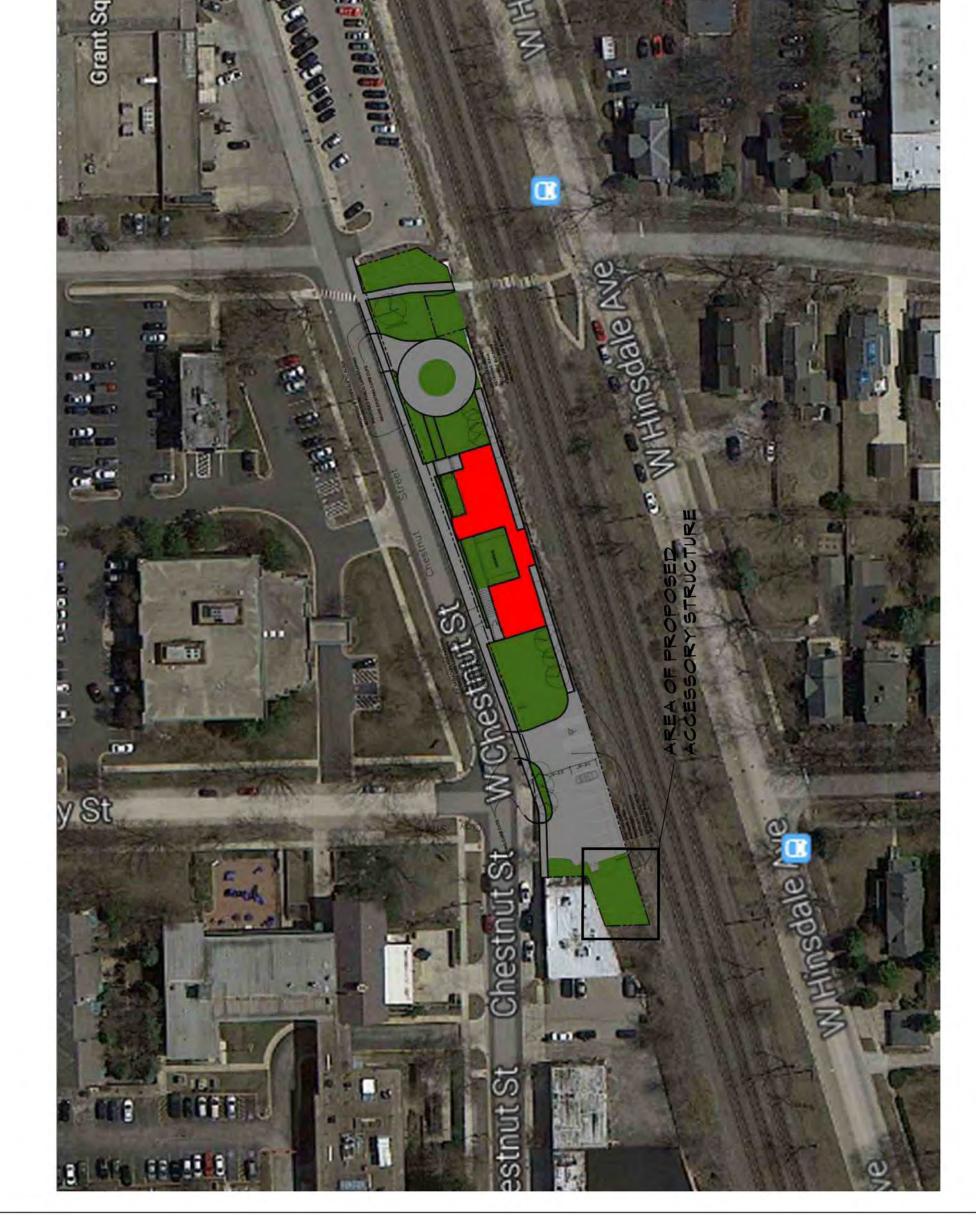


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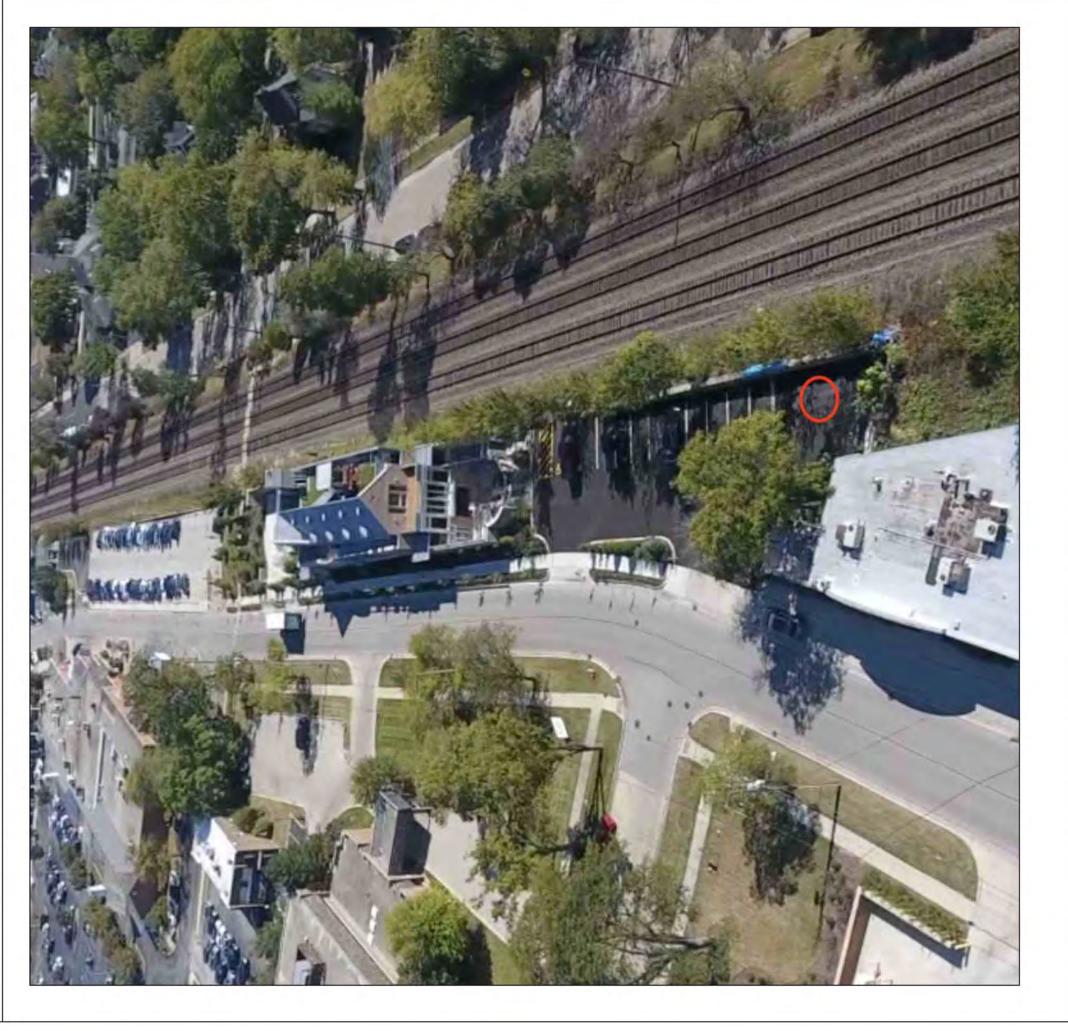


AREA MAP

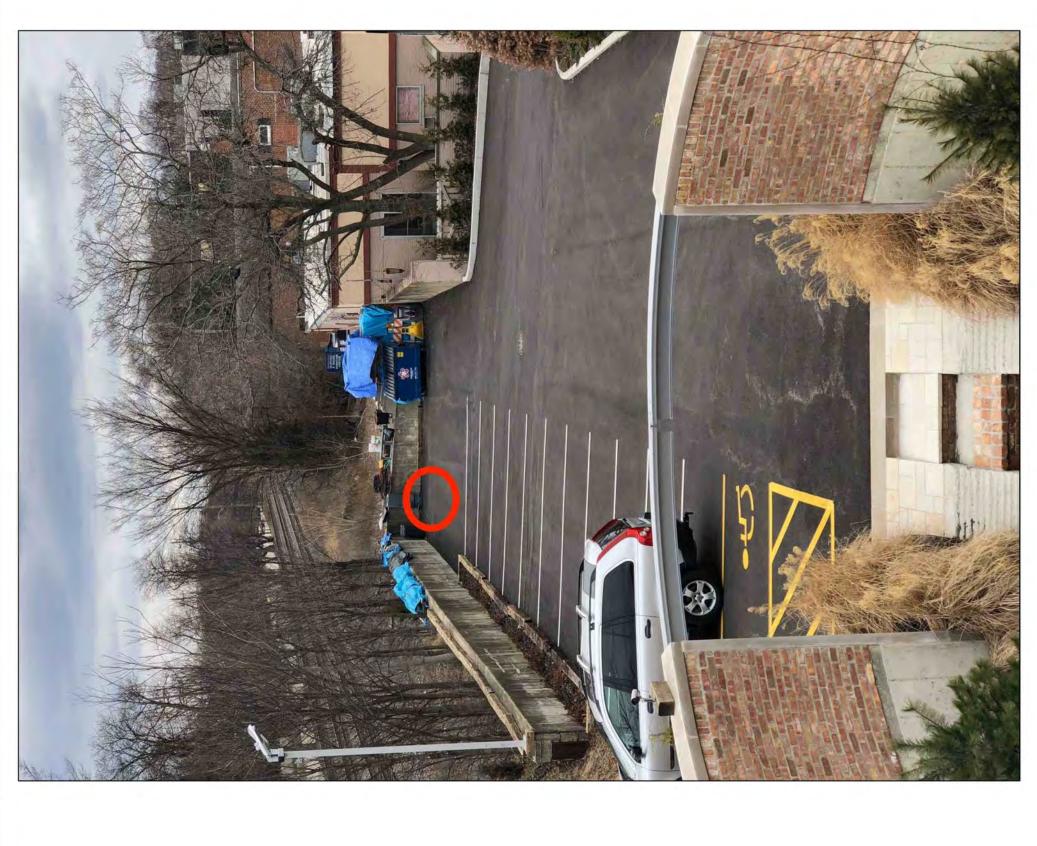


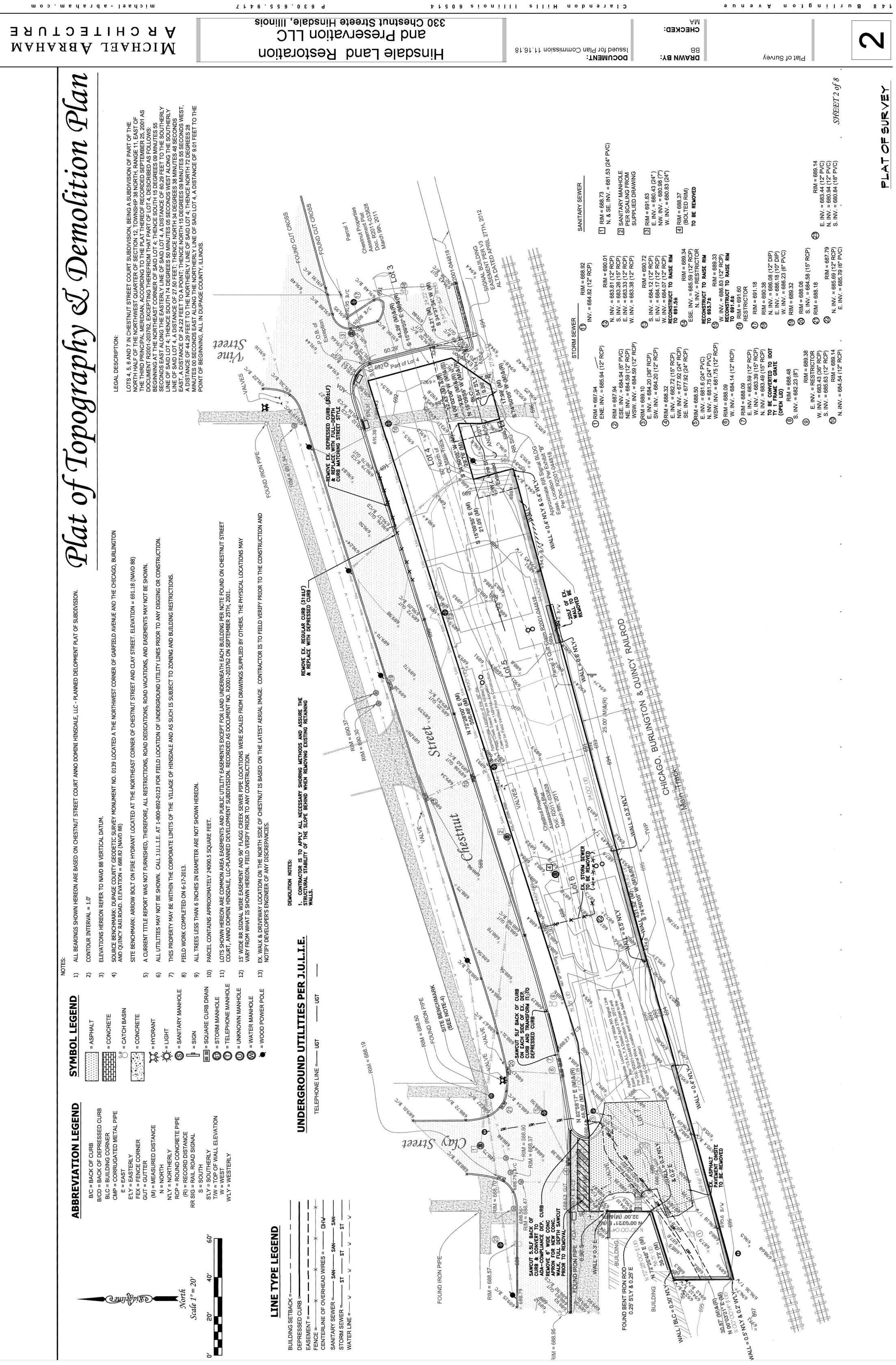
148 Burilli 2111 Andrendon Clarendon Hills 200 S14

AERIAL IMAGE (VIEN FROM MEST)

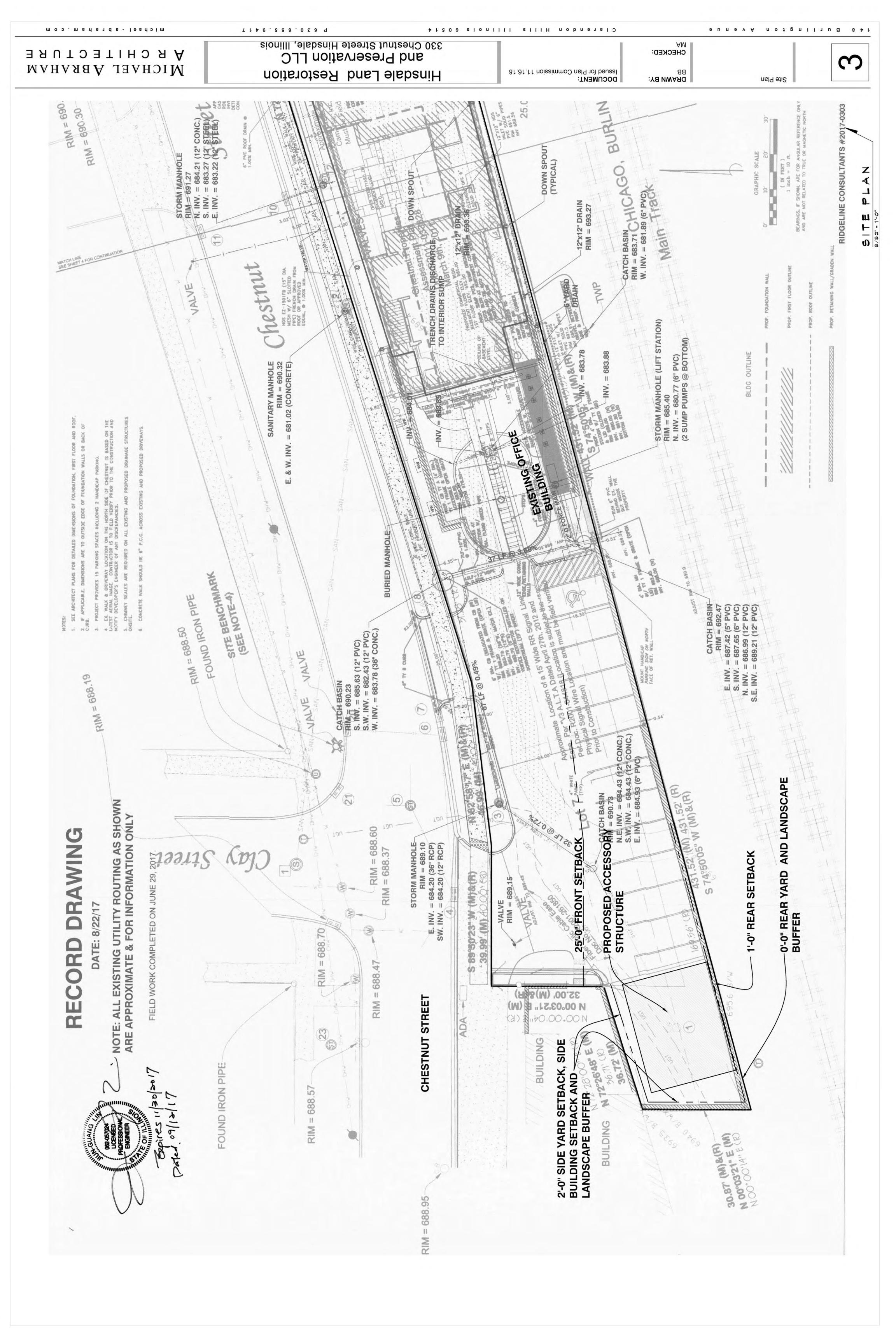


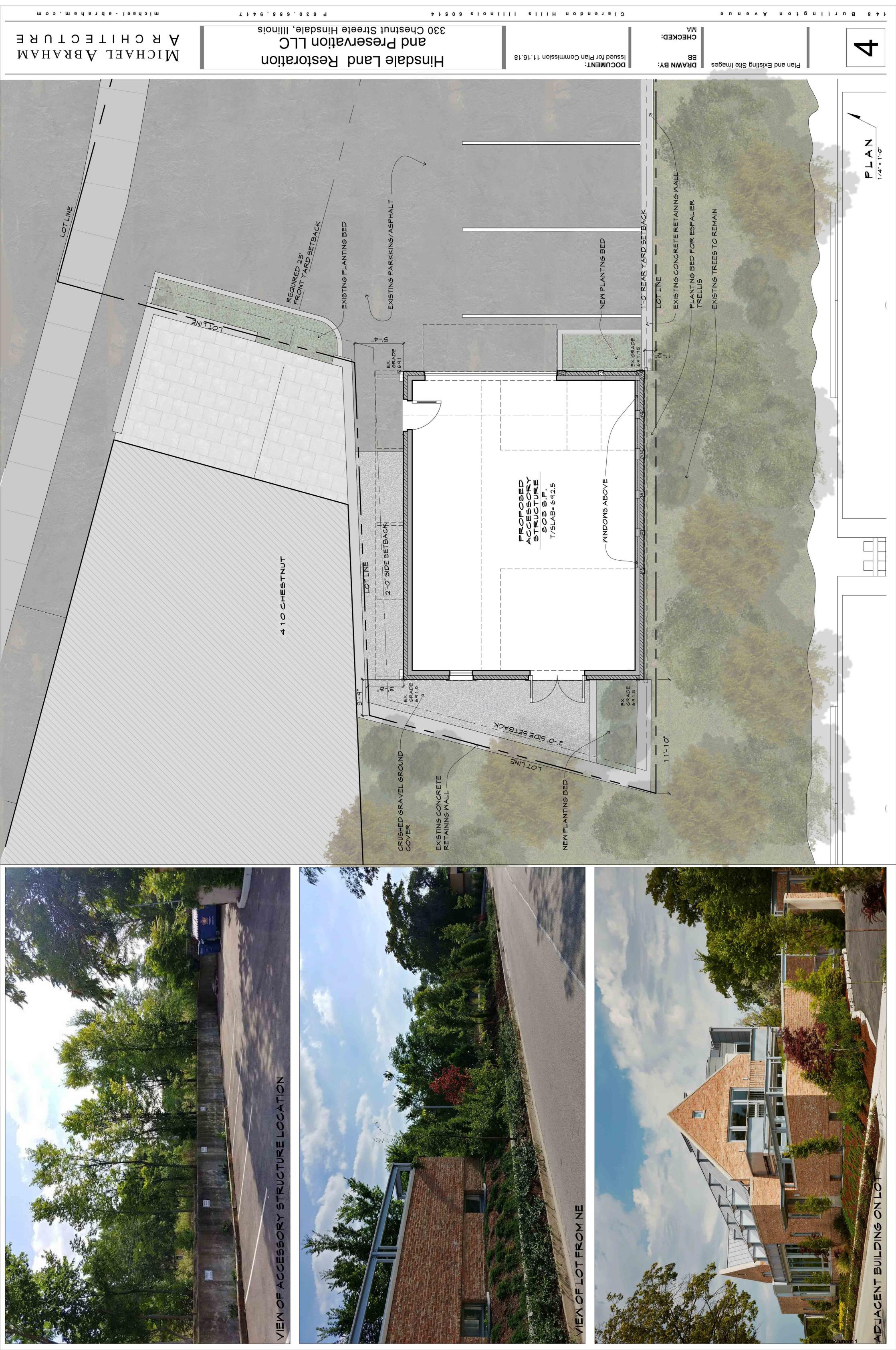
AERIAL IMAGE (VIEN FROM EAST)





Attachment 1









VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Sharon Habiger

Address: 133 North Washington St.

City/Zip: Hinsdale, IL 60521

Phone/Fax: (____4)5 830-0649 /_____

E-Mail: _____forestbeach@gmail.com

Owner			
Name:	Same		
Address:			¢
City/Zip:			
		/	
E-Mail:			

Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)

 Name:
 Bernie Bartelli

 Title:
 Architect

Address: _____148 BURLINGTON AVE

City/Zip: ____CLARENDON Hills, 60514

Phone/Fax: (___) ____ 630 30¢ 4969 _____

E-Mail: _____bb@michael-abraham.com

Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)

II. SITE INFORMATION

Address of subject property: 330 CHESTNLFT
Property identification number (P.I.N. or tax number): <u>9</u> - <u>12</u> - <u>109</u> - <u>017</u>
Brief description of proposed project: NEW ACCESSOPT STRUCTURE
IN WEST CORNER OF LOT
General description or characteristics of the site: LOT HAS AN EXISTING
OFFICE BUILDING, AREA OF PROPOSED STRUCTURE 15
ASPHALT
Existing zoning and land use: <u>B-3</u>
Surrounding zoning and existing land uses:
North: 0-2 South: 2-4
North: 0-2 South: E-4 East: IB West: B-3
Proposed zoning and land use: <u>B-3</u>
Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:

X	Site Plan	Approval '	11-604
---	-----------	------------	--------

Design	Review	Permit	11-605E

Exterior Appearance	11-606E
---------------------	---------

Generation Special Use Permit 11-602E Special Use Requested: _____

- □ Map and Text Amendments 11-601E Amendment Requested:
- Planned Development 11-603E
- Development in the B-2 Central Business **District Questionnaire**

TABLE OF COMPLIANCE

Address of subject property: _	330 CHES	TNUT	
The following table is based or	n the <u>B-3</u> Zoning	g District.	
You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
	GER AT	FACHED 7	ABLEOF
Lot Area (SF)	190 Al	1 1 1	
Lot Depth	COMP-1A	KE	
Lot Width			
Building Height	-1 GK 10	- 1)1-1	- 1
Number of Stories		THEE	
Front Yard Setback			<i>€</i> †*`
Corner Side Yard Setback	DE ATT	Th/11-1	
Interior Side Yard Setback	DI AL	INCHED	
Rear Yard Setback			
Maximum Floor Area Ratio (F.A.R.)*	DOCUME	NTATION	-
Maximum Total Building			
Coverage*			
Maximum Total Lot			
Coverage*			
Parking Requirements			
Parking front yard setback			
Parking corner side yard			
setback			
Parking interior side yard			
setback			
Parking rear yard setback			
Loading Requirements			
Accessory Structure			
Information	»		

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance:

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
- B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
 - 1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
 - 2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
 - 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 - 4. Location, size, and arrangement of all outdoor signs and lighting.
 - 5. Location and height of fences or screen plantings and the type or kink of building materials or plantings used for fencing or screening.
 - A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant 6. material.
 - 7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.
- C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times:
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.
- F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

16+4 , day of NOVEMBEL, 2018, I/We have read the above certification, understand it, and On the agree to abide by its conditions.

Part	themin	
Signature of a	oplicant or authorized agent	Signature of applicant or authorized agent
BERNA	2D J BARTELL	
Name of appli	cant or authorized agent	Name of applicant or authorized agent
SUBSCRIBED AND Stopped to before me this _//		
November, 2	TOFFICIAL SEAL	Notary Public
2017 Version	MARY KUREJA NOTARY PUBLIC, STATE OF ILLU My Commission Expires 05/10/	NOIS

age 7 of 8 Attachment 1

330 CHESTNUT

	TABLE OF COMPLIA	NCE B-3 DISTRICT	
		CODE REQUIRMENTS	CURRENT BUILDING
	MINIMUM LOT AREA	6,250 S.F.	24,090 S.F.
	MINIMUM LOT DEPTH	125'	~67.59'
	MINIMUM LOT WIDTH	50'	~479.24'
	BUILDING HEIGHT	30'	28.3' @ MEDIAN EAVE, 29.6' @ PARAPET
	NUMBER OF STORIES	2	2
U	FRONT YARD BUILDING SETBACK	5'-0" PER GRANTED ZONING VARIANCE	6'-4 $\frac{1}{2}$ " TO BLDG, 5'-0 $\frac{1}{2}$ " GARDEN WALL
NZ N	CORNER SIDE YARD BUILDING SETBACK	N/A	N/A
	INTERIOR SIDE YARD BUILDING SETBACK	10'	142'-0 ¹ / ₂ "
BUI	REAR YARD BUILDING SETBACK	1'-0" PER GRANTED ZONING VARIANCE	2'-11"
U U U	FLOOR AREA RATIO	50% OF LOT AREA= 12,045 S.F.	7,243 (30%)
OFF1(TOTAL LOT COVERAGE	90% OF LOT AREA= 21,681 S.F.	13,442 (56%)
Ö	PARKING REQUIREMENTS	FOR OFFICE 1 / 250 NET SF (=3,604)= 14.4	15
ЧТ	FRONT YARD SETBACK	2'-1" PER GRANTED ZONING VARIANCE	5'- $O_2^{\frac{1}{2}}$ " TO GARDEN WALL, 6'-9" PARKING
CURRENT	CORNER YARD SETBACK	N/A	N/A
Ř	REAR YARD SETBACK	O'PER GRANTED ZONING VARIANCE	1'-3" TO GARDEN WALL, 2'-11" TO BLDG.
ง	LANDSCAPE BUFFER (SIDE YARD)	10'	10'
	LANDSCAPE BUFFER (FRONT YARD)	2'-1" PER GRANTED ZONING VARIANCE	6'-9"
	LANDSCAPE BUFFER (REAR YARD)	0'-0" PER GRANTED ZONING VARIANCE	1'-10"
	LOADING REQUIREMENTS	O PER GRANTED ZONING VARIANCE	0
	ACCESSORY STRUCTURE		
Ř			PROPOSED
5			1'-2"
STRUCTURE	INTERIOR SIDE BUILDING SETBACK	2'-0" (GRANTED VARIATION)	VARIES (3'-8-11'-9)
Ĕ	REAR YARD SETBACK	0'-0" (GRANTED VARIATION)	1'-2"
.	INTERIOR SIDE YARD SETBACK		VARIES (3'-8-11'-9)
ά	LANDSCAPE BUFFER (REAR)	0'-0" (GRANTED VARIATION)	1'-2"
<u>v</u>	LANDSCAPE BUFFER (INTERIOR)	2'-0" (GRANTED VARIATION)	VARIES (3'-8-11'-9)
CCESSORY	HEIGHT		14'-11"
2	LOT COVERAGE		14,245 S.F. (ACCESS. STRUCTURE AND EXISTING BUILDING)
₹	NON-OCCUPIABLE ACCESSORY STRUCTUR	RE DOES NOT ADD TO EXISTING FAR	



COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request: 330 West Chestnut St.

REVIEW CRITERIA

Section 11-606 of the Hinsdale Zoning Code regulates Exterior appearance review. The exterior appearance review process is intended to protect, preserve, and enhance the character and architectural heritage and quality of the Village, to protect, preserve, and enhance property values, and to promote the health, safety, and welfare of the Village and its residents. Please note that Subsection Standards for building permits refers to Subsection 11-605E Standards and considerations for design permit review. ***PLEASE NOTE*** If this is a non-residential property within 250 feet of a single-family

residential district, additional notification requirements are necessary. Please contact the Village Planner for a description of the additional requirements.

> FEES for Exterior Appearance/Site Plan Review: **Standard Application: \$600.00** Within 250 feet of a Single-Family Residential District: \$800

Below are the criteria that will be used by the Plan Commission, Zoning and Public Safety Committee and Board of Trustees in reviewing Exterior Appearance Review requests. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

- 1. Open spaces. The quality of the open space between buildings and in setback spaces between street and facades.
- Materials. The quality of materials and their relationship to those in existing adjacent structures.
- 3. General design. The quality of the design in general and its relationship to the overall character of neighborhood.

SEE ATTACHED FOR RESPONSES

Attachment 1

- 4. *General site development*. The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.
- 5. *Height*. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.
- 6. *Proportion of front façade*. The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.
- 7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.
- 8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.
- 9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.
- 10. *Rhythm of entrance porch and other projections*. The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.
- 11. *Relationship of materials and texture*. The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

- 12. *Roof shapes*. The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
- 13. Walls of continuity. Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.
- 14. Scale of building. The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.
- 15. *Directional expression of front elevation*. The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.
- 16. Special consideration for existing buildings. For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

REVIEW CRITERIA – Site Plan Review

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining is the application <u>does not</u> meet the requirements for Site Plan Approval. Briefly describe how this application <u>will not</u> do the below criteria. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

Section 11-604 of the Hinsdale Zoning Code regulates Site Plan Review. The site plan review process recognizes that even those uses and developments that have been determined to be generally suitable for location in a particular district are capable of adversely affecting the purposes for which this code was enacted unless careful consideration is given to critical design elements.

- 1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.
- 2. The proposed site plan interferes with easements and rights-of-way.
- 3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.
- 4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
- 5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.
- 6. The screening of the site does not provide adequate shielding from or for nearby uses.
- 7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.
- 8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.
- 9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.

- 10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.
- 11. The proposed site plan does not provide for required public uses designated on the Official Map.
- 12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

MICHAEL ABRAHAM ARCHITECTURE 148 BURLINGTON AVENUE CLARENDON HILLS, ILLINOIS 60514 PHONE (630) 655.9417 MICHAEL-ABRAHAM.COM

November 16, 2018

RE: 330 Chestnut Standards for Approval Review Criteria Responses

Exterior Appearance

- 1. Additional planting beds and landscaped areas are being provided as a buffer around new proposed structure.
- 2. The proposed accessory structure's materials match the lot's main building along with taking building material inspiration from historical train side structures.
- 3. The proposed accessory structure's general design is in keeping with the recently constructed main office building's quality of design and enhances the general character of the neighborhood.
- 4. The proposed accessory building utilizes a part of the site that does not impede the current site development. Vehicular and pedestrian access is unaffected. The existing trees are to be preserved.
- 5. Careful consideration has been given to the proposed height of the building. The side of the proposed accessory structure that is closest to the neighboring lot is designed to be in scale with that property's structure.
- 6. The front facade of the accessory structure is in keeping with the proportion of the neighboring building and also the primary structure on the lot. This is achieved by roof lines that relate to the height of adjacent structures and with materials that match the existing office building.
- 7. The size of the openings for the proposed accessory building complement the neighboring buildings as well as the existing office building.
- 8. The front facade of the proposed accessory structure utilizes glass and metal for the openings. These openings relate to the existing main structure on the lot in material and scale.
- 9. Proposed location on site keeps the proposed accessory structure out of direct view from the street.
- 10. The entrance to proposed accessory structure lends itself to the site and public ways with its location on the northeast corner
- 11. The proposed structure's materials match the existing main structure and borrows materials from historical railroad buildings. This helps relates the proposed structure to the existing building and pays homage to the site's proximity to the railroad tracks.
- 12. Roof pitch and material relates to the existing office building.
- 13. Building facades and walls for the proposed structure are designed to relate to the existing structure and historical train side structures.
- 14. The size and mass of proposed accessory structure takes into account the height of the neighboring property's building and also the existing main structure on site.

- 15. The front elevation of the proposed accessory structure complements the opposite side elevation of the main structure.
- 16. New proposed accessory structure borrows heavily from the existing main building's material and detailing.

Site Plan

- 1. The plan adheres to the setbacks and regulations outlined in the Zoning Code and granted variances.
- 2. The proposed accessory structure will not interfere with easements or right of ways.
- 3. The proposed structure will take the place of existing paving and will not be detrimental to the existing conditions.
- 4. Located in the back corner of the site, the proposed development will not be unreasonably injurious or detrimental to the enjoyment of the surrounding property.
- 5. The new structure is sited on an existing paved area that is not subject to pedestrian and vehicular traffic. Further, the accessory structure is a non-occupancy building.
- 6. The new accessory structure will provide adequate screening for the existing dumpsters as well as shield the vacant area to the west from view.
- 7. The planters on the south, east and west sides of the accessory structure will be in keeping with planing beds along the existing office building, the site and 410 Chestnut.
- 8. NA
- 9. The proposed structure will take the place of existing paving and will not increase drainage or erosion problems.
- 10. The new accessory structure is a non-occupancy structure and will not unreasonably tax utility systems
- 11. The site plan is not a required public use.
- 12. The small scale and non-occupied nature of the structure does not adversely affect public heath or safety.

Sincerely,

Bernie Bartelli Michael Abraham Architecture bb@michael-abraham.com

VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT 19 East Chicago Avenue Hinsdale, Illinois 60521-3489 630.789.7030

Application for Certificate of Zoning Compliance

You must complete all portions of this application. If you think certain information is not applicable, then write "N/A." If you need additional space, then attach separate sheets to this form.

Applicant's name:	Sharon Habiger
Owner's name (if different):	Sharon Habiger
Property address:	330 West Chestnut St.
Property legal description:	[attach to this form] SEE ATTACHED
Present zoning classificatio	n: B-3, General Business District
Square footage of property:	Attached Plat 24,090
Lot area per dwelling:	Attached Plat
Lot dimensions: 4	FEXPLAT ATTACHED
Current use of property:	Office Building
Proposed use:	Single-family detached dwelling
Approval sought:	Building Permit Image: Constraint of the second

Brief description of request and proposal:

NEW ALLESSORY STRUCTURE

Plans & Specifications:

[submit with this form]

Yards:

front: interior side(s)

Provided:

25' ____/____ 71 * PER VARIANCE

Required by Code:

Provided:

Required by Code:

corner side	
rear $\frac{1!-2!}{1!-2!}$	1-01-1
Setbacks (businesses and offices): front:	<u>25</u> <u>12</u> <u>1-01</u> *
Building heights:	
principal building(s): accessory building(s): <u> 4'- </u>	15'-0"
Maximum Elevations:	
principal building(s): <u>NA</u> accessory building(s): <u>NA</u>	NA NA
Dwelling unit size(s):	
Total building coverage: <u>NA</u>	NA HOURIE
Total lot coverage: 14,245 (EXIST. +A	NA (LESSERY) +2704 21,68 S.F.
Floor area ratio: $7,243(EX/ST)$	12,045
Accessory building(s): <u>803 S.F.</u>	•
Spacing between buildings: [depict on attached p	plans]
principal building(s): accessory building(s): <u>17-1-94</u> Beet	WEEN EXISTING & ACCESSURY
Number of off-street parking spaces required: Number of loading spaces required:	
Statement of applicant:	

I swear/affirm that the information provided in this form is true and complete. I understand that any omission of applicable or relevant information from this form could be a basis for deniaLor revocation of the Certificate of Zoning Compliance.

By:	Applicant's s REP MA2D Sharon Hab	ignature BAPT BLSI iger	AGIENT OF
	Applicant's p	rinted name	
Dated:	10/26	, 20	<u>18</u> .

Dated: 10/26

* PER GRANTED VARIANCE

Attachment 1

LEGAL DESCRIPTION

Lots 4, 5, 6 and 7 in Chestnut Street Court Subdivision, being a subdivision of part of the north 1/2 of the northwest 1/4 of section 12, township 38 north, range 11 east of the third principal meridian, according to the plat thereof recorded September 25, 2001 as document no. R2001-203762, excepting therefrom that part of lot 4 described as follows:

BEGIN JING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 15 DEGREES 09 MINUTES 55 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 60.29 FEET TO THE SOUTHERLY LINE OF LOT 4; THENCE SOUTH 74 DEGRE 35 50 MINUTES 05 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 27.50 FEET; THENCE NORTH 34 DEGREES 38 MINUTES 48 SECONDS EAST, A DISTANCE OF 24.22 FEET TO A POINT; THENCE NORTH 15 DEGREES 09 MINUT 35 55 SECOND WEST, A DISTANCE OF 44.29 FEET TO THE NORTHERLY LINE OF SAID LOT 4; THENCE NORTH 72 DEGREES 28 MINUTES 00 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 9.01 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

Attachment 1



MAJOR ADJUSTMENT TO SITE PLAN / EXTERIOR APPEARANCE COMMUNITY DEVELOPMENT DEPARTMENT

*Must be accompanied by completed Plan Commission Application

Address of proposed request: 330 CHESTNUT

Proposed Site Plan / Exterior Appearance request:

Amendment to Adopting Ordinance Number:

REVIEW CRITERIA:

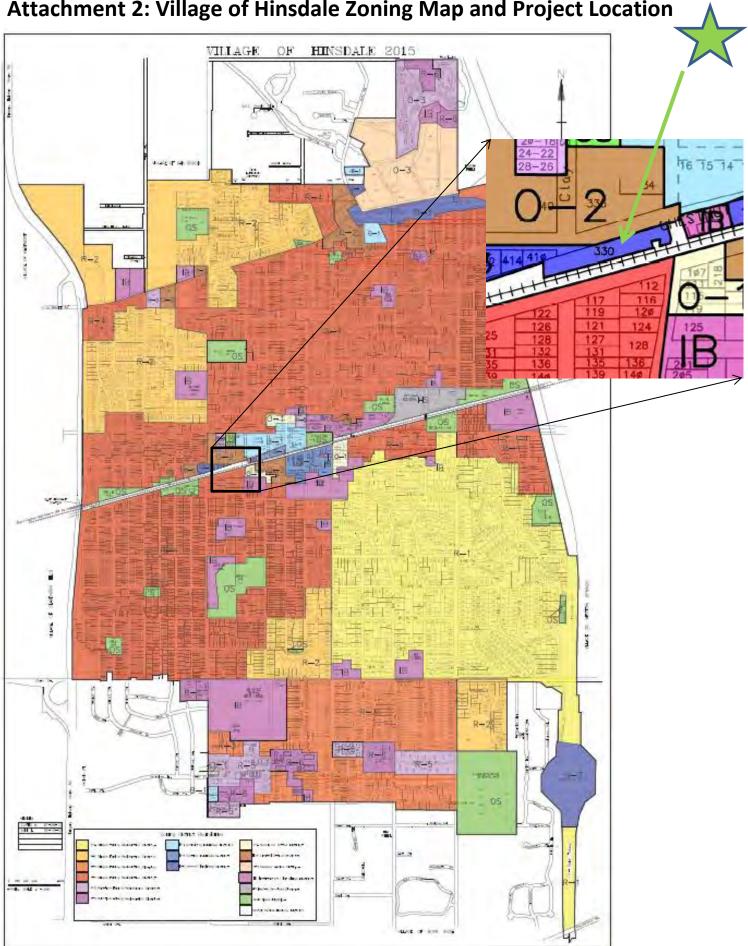
Paragraph 11-604(I)(2) of the Hinsdale Zoning Code regulates: any adjustment to a site plan approved by the board of trustees that is not authorized by subsection I1 of this section shall be considered to be a major adjustment and shall be granted only upon application to and approval by the board of trustees. The board of trustees, by ordinance duly adopted, may grant approval for a major adjustment without referral to the plan commission upon finding that any changes in the site plan as approved will be in substantial conformity with said site plan. If the board of trustees determines that a major adjustment is not in substantial conformity with the site plan as approved, then the board of trustees shall refer the request to the plan commission for further consideration and review as provided in subsection É of this section.

1. Explain how the proposed major adjustment will be in substantial conformity with said plan.

THE NEW ACCESSORY STRUCTURE WILL HAVE A MINIMAL FOOTPRINT AND COMPLEMENT THE EXISTING OFFICE BUILDING IN FORM AND MATERIALS.

2. Explain the reason for the proposed major adjustment.

AT NEAR FULL OCCUPANICY MORE STORALE 15 NEEDED FOR THE EXISTING OFFICE BUILDING



Attachment 2: Village of Hinsdale Zoning Map and Project Location

VILLAGE OF HINSDALE

ORDINANCE NO. 02015-14

AN ORDINANCE APPROVING A MAJOR ADJUSTMENT TO A SITE PLAN/ EXTERIOR APPEARANCE PLAN AT 330 CHESTNUT STREET – <u>HINSDALE LAND RESTORATION AND PRESERVATION, LLC</u>

WHEREAS, the Village has previously, through adoption of an ordinance on August 5, 2014 (the "Original Ordinance"), approved a Site Plan/Exterior Appearance Plan for a structure located on property at 330 Chestnut Street, Hinsdale, Illinois (the "Subject Property"); and

WHEREAS, Bernie Bartelli of Michael Abraham Architecture (the "Applicant"), on behalf of the legal owner of the Subject Property, has submitted an application seeking a major adjustment to the final approved Site Plan/Exterior Appearance Plan for the structure on the Subject Property; and

WHEREAS, the changes at issue concern modifications that were made following approval of the original approved Site Plan/Exterior Appearance Plan as a result complications to zoning, easements, code interpretations and the unique aspects of the Subject Property. The modifications include, but are not limited to, to adjusting the parking lot to meet code requirements, and the removal and/or replacement of windows on the north, south, east and west elevations. The specific changes are identified in more detail in the plans and letter from the Applicant dated March 24, 2015 attached hereto as **Group Exhibit A** and made a part hereof; and

WHEREAS, pursuant to Article 11, Section 11-604(I)(2) of the Village of Hinsdale Zoning Ordinance, the Board of Trustees may grant approval of a major adjustment upon finding that the changes are in substantial compliance with the approved final plan.

NOW, **THEREFORE**, **BE IT ORDAINED** by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

SECTION 1: <u>Recitals</u>. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

SECTION 2: Approval of a Major Adjustment to the Site Plan/Exterior Appearance Plan. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Subsection 11-604(I)(2) of the Hinsdale Zoning Code, find that the modifications are in substantial compliance with the approved final plans. The Board of Trustees hereby approves the major adjustment to the previously approved Site Plan/Exterior Appearance Plan for the structure on the Subject Property at 330 Chestnut Street, including but not limited to adjusting the parking lot to meet code requirements, and the removal and/or replacement of windows on the north, south, east and west elevations, as well as additional modifications as noted on the plans and in the letter from the Applicant dated March 24, 2015 and attached hereto as **Group Exhibit A** and made a part hereof.

Said major adjustment is approved subject to the conditions set forth in Section 3 of this Ordinance. The Original Ordinance is hereby amended to the extent provided, but only to the extent provided, by the approvals granted herein.

SECTION 3: Conditions on Approval. The approval granted in Section 2 of this Ordinance is subject to the following conditions:

- A. <u>No Authorization of Work</u>. This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance, or the Original Ordinance, precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. <u>Compliance with Plans</u>. All development work on the Subject Property shall be undertaken only in strict compliance with the approval granted herein, and the approved plans and specifications, including the depictions of the proposed improvements attached hereto as <u>Group Exhibit A</u> and made a part hereof.
- C. <u>Compliance with Codes, Ordinances, and Regulations</u>. Except as specifically set forth in this Ordinance and the Original Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern the development of the Subject Property. All such development shall comply with all Village codes, ordinances, and regulations at all times.
- D. <u>Building Permits</u>. The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

SECTION 4: <u>Violation of Condition or Code</u>. Any violation of any term or condition stated in this Ordinance, the Original Ordinance, or of any applicable code, ordinance, or regulation of the Village shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

SECTION 5: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid

343845_1

for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 6: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this <u>21st</u> day of <u>Apri1</u> 2015.

AYES: Trustees Elder, Angelo, Haarlow, Hughes, LaPlaca, Saigh

NAYS: <u>None</u>

ABSENT: None

APPROVED by me this <u>21st</u> day of <u>April</u>, 2015, and attested to by the Village Clerk this same day.

Thomas, auley, Jr., Village President

Christine M. Bruton, Village Clerk

TEST

ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE CONDITIONS OF THIS ORDINANCE:

By: Een

Its: PROJECT ARCHITECT HINSPALE LAND RESTORATION Date: APRIL 20, 2015 AND PRESERVATION, LLC

343845 1

GROUP EXHIBIT A

SITE PLAN/EXTERIOR APPEARANCE PLAN MODIFICATIONS & EXPLANATORY LETTER DATED MARCH 24, 2015

(ATTACHED)

MICHAEL ABRAHAM ARCHITECTURE 148 BURLINGTON AVENUE CLARENDON HILLS, ILLINOIS 60514

PHONE (630) 655.9417 MICHAEL-ABRAHAM.COM

March 24, 2015 Rob McGinnis Building Commissioner Director of Community Development Village of Hinsdale

Re: 330 Chestnut Street

Dear Rob,

Per our discussions over the last few months, we have had to make minor alterations to the exterior appearance and site plan to accommodate external conditions.

The changes are driven by complications to zoning; easements; code interpretations and unique site hurdles that can tend to run counter to our desire create a beautiful space.

Below is a numbered outline detailing the alterations that reference attached drawings. These drawings include bubbled original plans (dated 5.7.14) followed by corresponding drawings (dated 3.24.15) that reflect the current conditions. Please let us know if any additional information is required.

Adjustments from Plan Commission Submission

1)-Existing unfinished concrete wall upgraded to masonry brick wall to match building, use as green wall to remain

2)-Tighter window grille pattern more contextual with neighboring properties

3) -Made eave line continuous with complementing dormers due to village interpretation of height. -Extended rail on flat north roof per village safety concerns.

4) -Adjustment to wall per village rail requirements and structural considerations for lower level pipe clearances.

5)-Punch windows repositioned per interior village interpretations of accessibility and life safety requirements.

6)-Removed dormer per village roof deck egress and occupancy concerns.

7)-Replaced french doors per village locking mechanism and fire safety/egress concerns.

8)-Incorporated address marker to entry façade.

9)-Incorporated access doors for village pipe access at lower level.

10)- Window relocation based on addition of emergency exit added per meeting with VoH and Hinsdale Fire Chief

11) -Setbacks- Decreased distance to side yards less than 1%, increased distance from the front lot line by 8.6% and increased distance from rear lot line from 1'-4" to 2'-11, per village recommendation for footing locations at buried pipe. Village request remaining within approved zoning setbacks.

12)-Repositioned parking stalls for better ingress and created additional handicap parking spot per ADA requirements. Flow, entry and exit all remain unchanged.

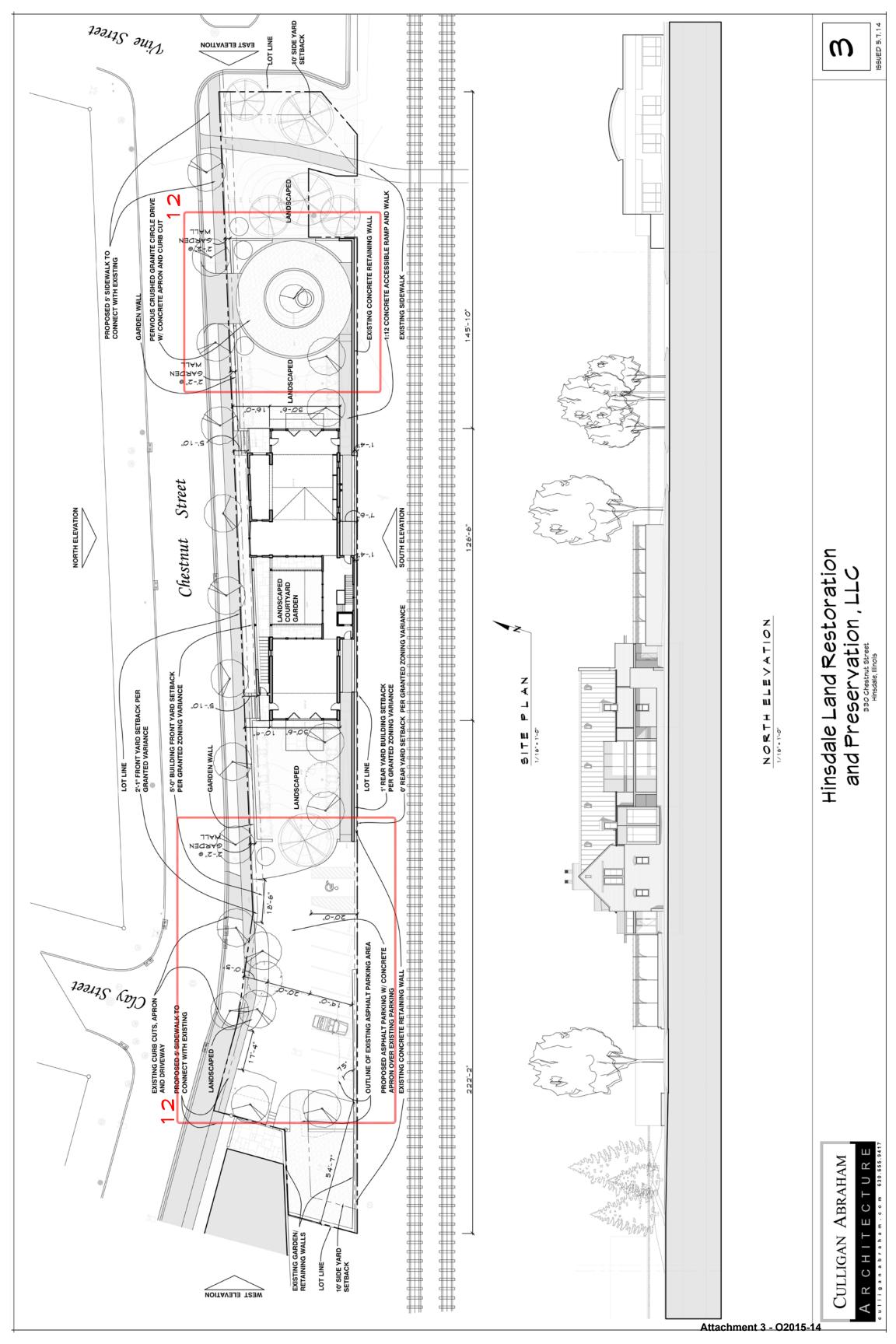
13)-Lot coverage percentage increased 11% by creating solid surface for circle drive per ADA requirements and recommendation from Village of Hinsdale.

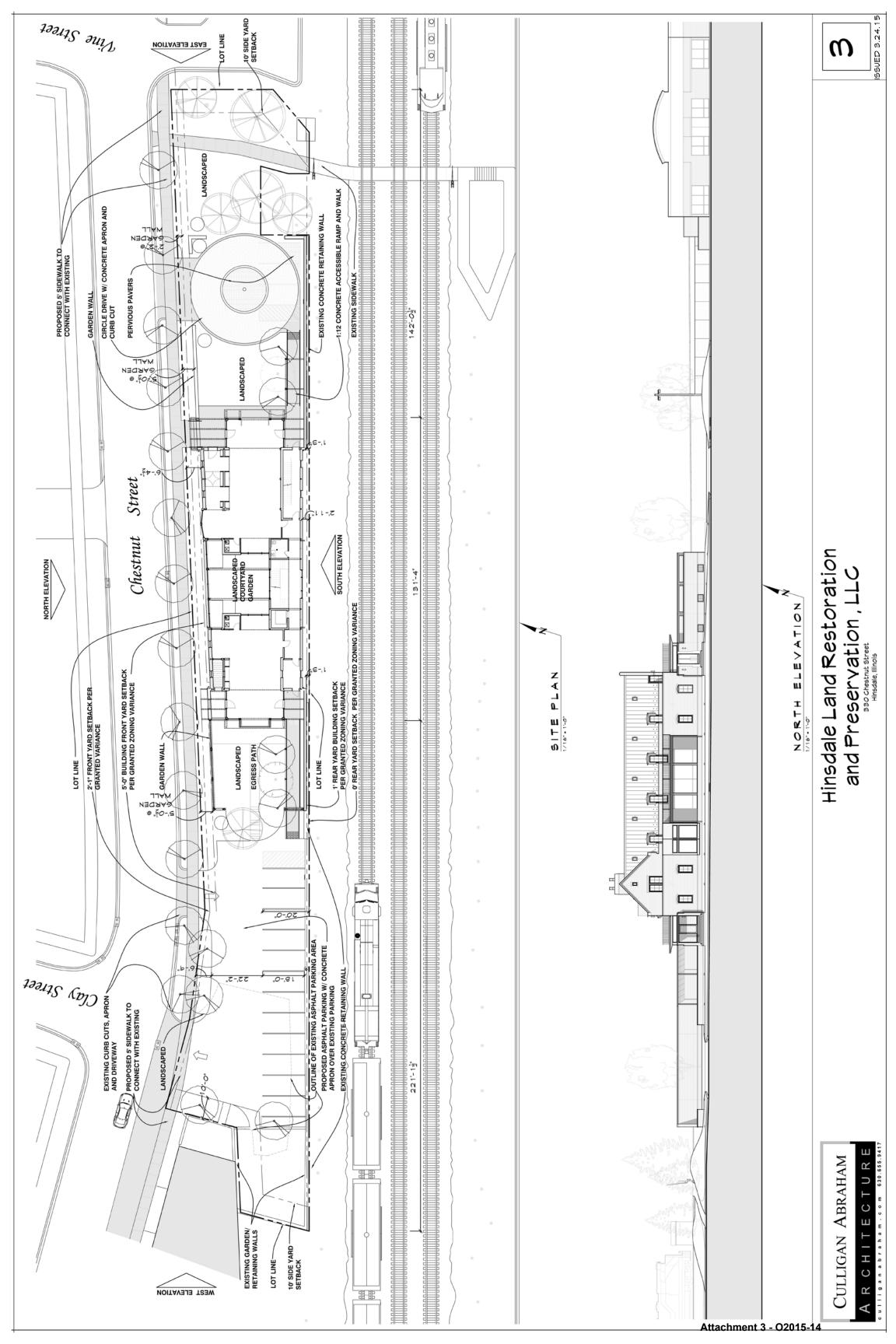
Sincerely,

Bernie Bartelli Michael Abraham Architecture 630.655.9417

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	PARKING ALLOWED IN FRONT YARD		9-104 (G) 2b	AREA MAP
	S D LOADING SPACES REQUIRED		9-105 (D)	
	B-3 DISTRICT - 24,0	040 SF. LOT AREA		Crant Square
		CODE REQUIRMENTS	PROPOSED	
	MINIMUM LOT AREA	6,2505.F.	24,040 S.F.	
	MINIMUM LOT DEPTH	125'	~67.59 [~]	
	MINIMUM LOT MIDTH	50'	~479.24'	
	BUILDING HEIGHT	30'	28'-4"	A B B B B B B B B B B B B B B B B B B B
	NUMBER OF STORIES		7	
	FRONT YARD BUILDING SETBACK	ĩn	5-10"	
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	PARKING REQUIREMENTS	FOR OFFICE 1 PER 250 F.A.R.	10	Brite Area and and a stand of the stand
	FRONT YARD SETBACK	2'-1" PER GRANTED ZONING VARIANCE	2'-2" GARDEN WALL- 10'-5" PARKING	
	CORNER YARD SETBACK	N/A	N/A 11-13	
Atta	REAR YARD SETBACK	O' PER GRANTED ZONING VARIANCE	O' PER GRANTED ZONING VARIANCE	
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t 3 -	LANDSCAPE BUFFER (REAR YARD)	0'-0" PER GRANTED ZONING VARIANCE	0-0	
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015-	ACCESORY STRUCTURE INFORMATION	N/A	N/A	
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culligan abraham.com 630.655.9417				166UED 5,1.14

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Attachment 3 - O2015-14

VILLAGE OF HINSDALE

ORDINANCE NO. O2014-26

AN ORDINANCE APPROVING SITE PLANS AND EXTERIOR APPEARANCE PLANS FOR CONSTRUCTION OF A NEW TWO-STORY COMMERCIAL BUILDING AND ASSOCIATED SITE IMPROVEMENTS – 330 CHESTNUT STREET

WHEREAS, the Village of Hinsdale has received an application (the "Application") for site plan approval and exterior appearance review for construction of a new two-story commercial building and associated site improvements to be located at 330 Chestnut Street, Hinsdale, Illinois (the "Subject Property"), from Hinsdale Land Restoration and Preservation, LLC (the "Applicant"); and

WHEREAS, the Subject Property is located in the Village's B-3 General Business District and is currently unimproved. The Subject Property has, for several years, been used to store surplus railroad materials for the Burlington Northern Santa Fe Railroad ("BNSF"). The Applicant proposes to improve the Subject Property with a new two-story commercial office building and an associated surface parking lot; and

WHEREAS, the Application was considered by the Village of Hinsdale Plan Commission at a public meeting held on June 10, 2014. The Plan Commission strongly favored the plans for improvements to the Subject Property. The Subject Property presents challenges, has unique geometry and is adjacent to the BNSF railway, all of which have contributed to its failure to be developed in the past. The Plan Commission recommended approval of the Application by the Board of Trustees on a unanimous vote of six (6) in favor and zero (0) against. The recommendation for approval and a summary of the related proceedings are set forth in the Plan Commission's Findings and Recommendation in this matter ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, the President and Board of Trustees find that the Application satisfies the standards established in Sections 11-604 and 11-606 of the Hinsdale Zoning Code governing site plans and exterior appearance plans, subject to the conditions stated in this Ordinance.

NOW, **THEREFORE**, **BE IT ORDAINED** by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

SECTION 1: <u>Recitals</u>. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

SECTION 2: Approval of Site Plan and Exterior Appearance Plan. Collectively, the various improvements proposed are depicted in the revised site plan and exterior appearance plans attached hereto as **Exhibit B** and made a part hereof. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Sections 11-604 and 11-606 of the Hinsdale Zoning Code, approves the site plan

and exterior appearance plan attached as **<u>Exhibit B</u>**, subject to the conditions set forth in Section 3 of this Ordinance.

SECTION 3: Conditions on Approvals. The approvals granted in Section 2 of this Ordinance are expressly subject to all of the following conditions:

- A. <u>Compliance with Plans</u>. All work on the Subject Property shall be undertaken only in strict compliance with the approved plans attached as **Exhibit B**.
- B. <u>Compliance with Codes, Ordinances, and Regulations</u>. Except as specifically set forth in this Ordinance or as otherwise specifically authorized by the Village, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern all development on, and improvement of, the Subject Property. All such development and improvement shall comply with all Village codes, ordinances, and regulations at all times.
- C. <u>Building Permits</u>. The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

SECTION 4: Violation of Condition or Code. Any violation of any term or condition stated in this Ordinance, or of any applicable code, ordinance, or regulation of the Village, shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

SECTION 5: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 6: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Attachment 4 - O2014-26

ADOPTED this <u>5th</u> day of <u>August</u>, 2014, pursuant to a roll call vote as follows:

AYES: __Trustees Angelo, Haarlow, LaPlaca, Saigh____

NAYS: None

ABSENT: Trustees Elder and Hughes

APPROVED by me this <u>5th</u> day of <u>August</u>, 2014, and attested to by the Village Clerk this same day.



Thomas K. Caluley, Jr., Village Prèsident

Christine M. Bruton, Village Clerk

ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE CONDITIONS OF/THIS ORDINANCE:

By: Its: land 5 Date: 2014

EXHIBIT A

FINDINGS AND RECOMMENDATION (ATTACHED)

HINSDALE PLAN COMMISSION

RE: 330 Chestnut Street – Exterior Appearance and Site Plan Review

DATE OF PLAN COMMISSION REVIEW: June 10, 2014

DATE OF ZONING AND PUBLIC SAFETY REVIEW: June 23, 2014

FINDINGS AND RECOMMENDATION I. FINDINGS

- 1. David Habiger (the "Applicant") submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 330 Chestnut Street (the "Subject Property").
- 2. The Subject Property is located in the B-3, General Business District, is unimproved and is currently being utilized as storage for the Burlington Northwestern Santa Fe Railroad.
- 3. The applicant is proposing the construction of a new two-story office building, with a surface parking lot, on the existing site.
- 4. The Plan Commission heard a presentation from the applicant on June 10, 2014 regarding the proposed changes to the site. The Commission was extremely complimentary of the site plans, exterior appearance and general site improvements, as well as the applicant's willingness to minimize the various impacts on the site.
- 5. The Subject Property presents challenges for development, including its unique geometry and proximity to the adjacent railroad tracks. The Commission was impressed by the manner in which the Applicant had met those challenges and worked with nearby neighbors.
- 6. The Commission was very impressed with the architecture and details, specifically the north and south elevations, and as such certain Commissioner's requested that the applicant touch on certain aspects of their design thought process to simply memorialize it on the record.
- 7. The Plan Commission specifically finds that based on the Application and the evidence presented at the public meeting, the Applicant has satisfied the standards in Sections 11-604 and 11-606 of the Zoning Code applicable to approval of site plan and exterior appearance approval, respectively, provided the applicant satisfy the requested conditions prior to final Board approval. Among the evidence relied upon by the Plan Commission were the elevations and various plans submitted and considered for the March 13, 2013 Plan Commission meeting, the challenges inherent

in development of the Subject Property, and the Commission's approval of the manner in which the Applicant had met those design challenges.

II. RECOMMENDATION

The Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," and zero (0) "Nays," recommends that the President and Board of Trustees approve the site plan and exterior appearance plans for the site improvements at 330 Chestnut Street.

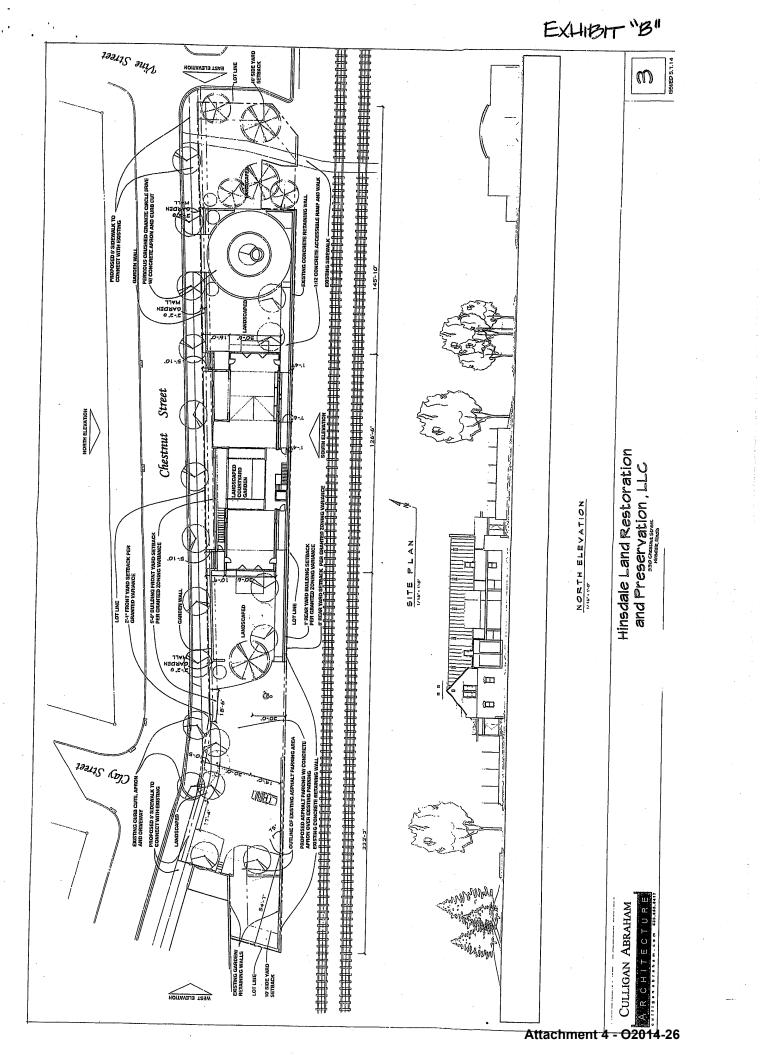
THE HINSDALE PLAN COMMISSION

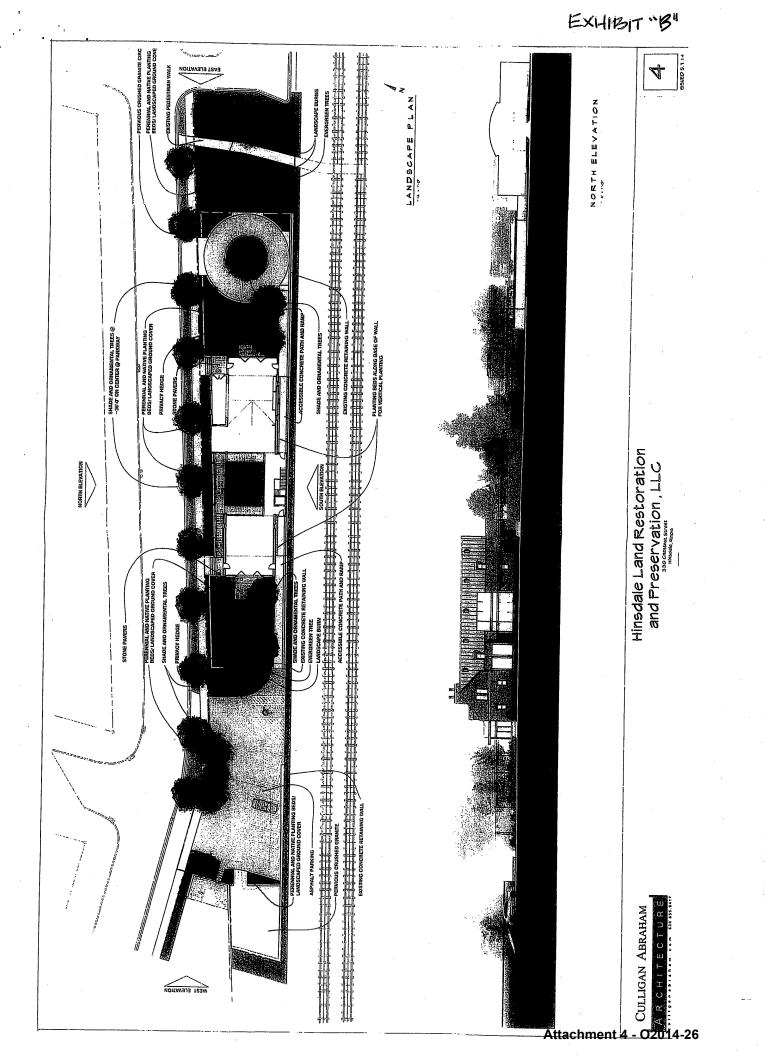
By: ______Chairman

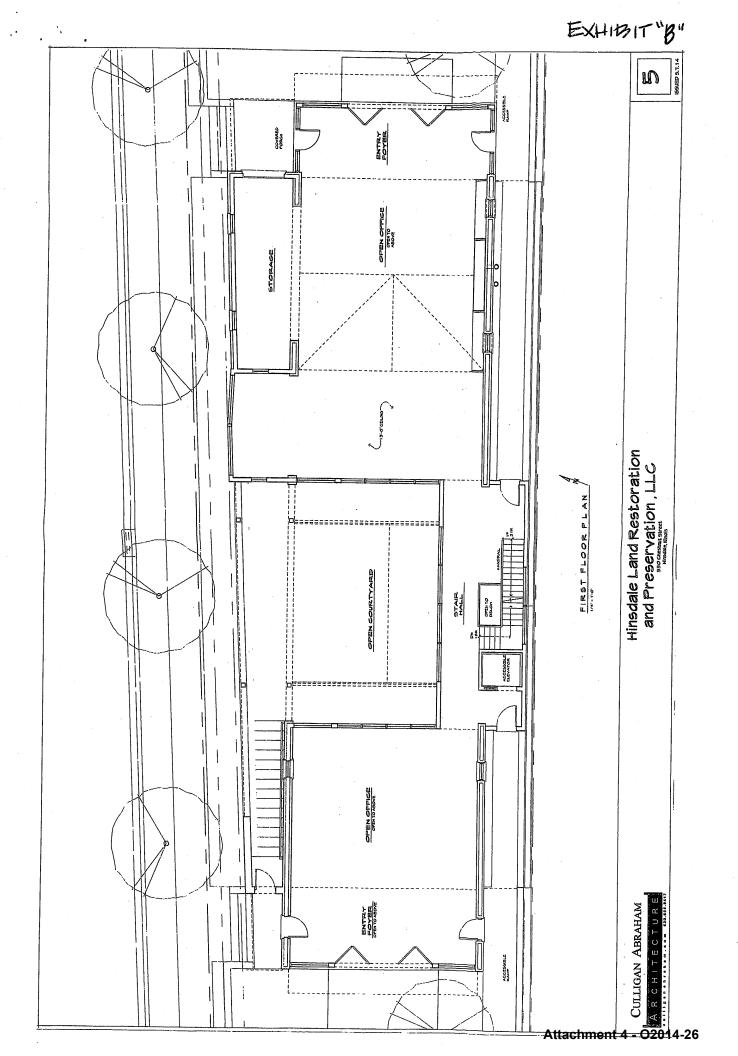
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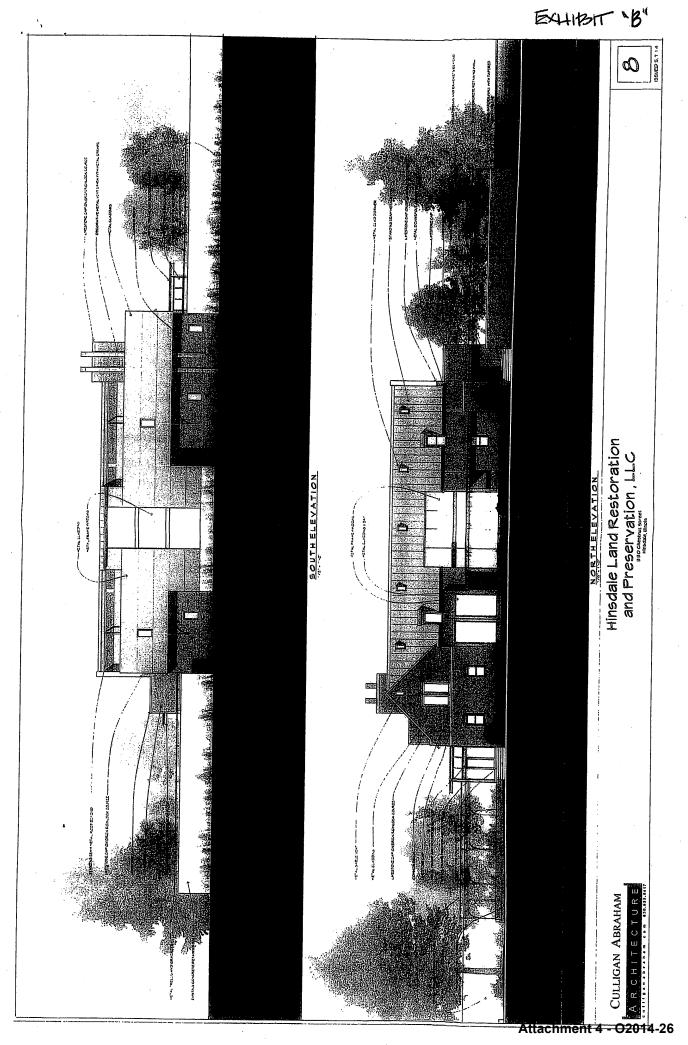
EXHIBIT B

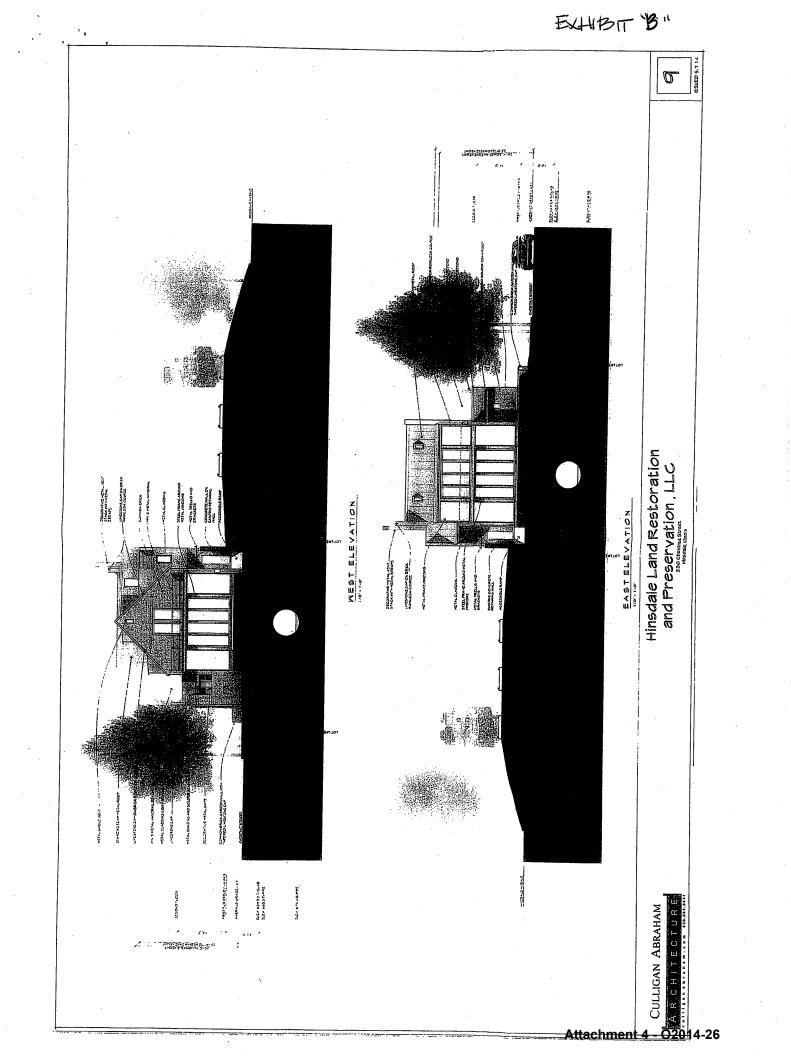
APPROVED SITE PLAN AND EXTERIOR APPEARANCE PLAN (ATTACHED)







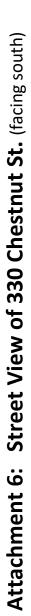


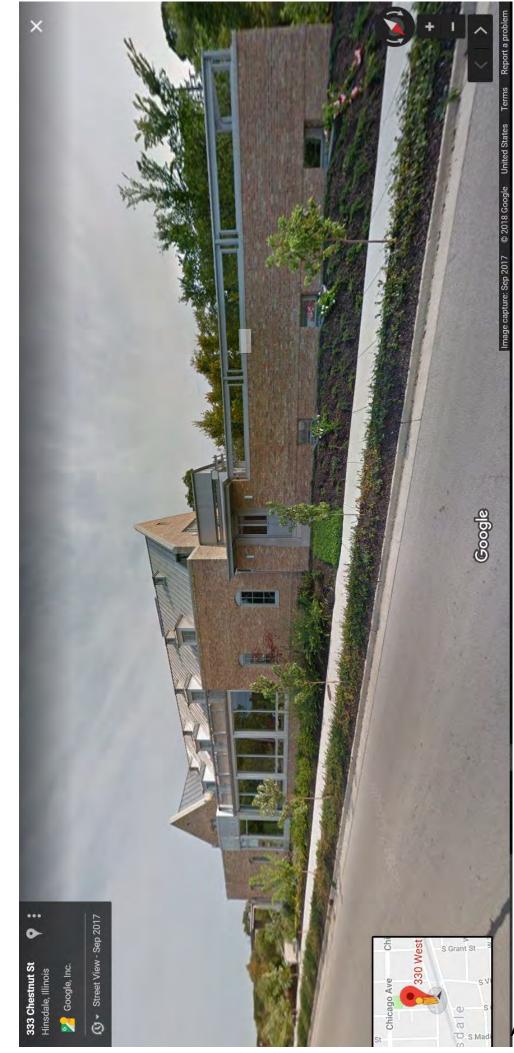




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Attachment 6



DATE:	January 16, 2019
то:	Chairman Cashman and Plan Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	718 N. York Rd. – Kouris MD Cosmetic Plastic Surgery – O-2 Limited Office District Public Hearing for Design Review Permit for an Illuminated Ground Sign and Wall Sign in the Design Review Overlay District – Case A-55-2018

Summary

The Village of Hinsdale has received a Design Review and Sign Permit application from Municipal Resolutions/Impact Signs, representing Kouris MD Cosmetic Plastic Surgery, located at 718 N. York Road. The applicant is requesting to install a new illuminated ground sign face on an existing ground sign base, and install a new illuminated wall sign face on an existing wall sign frame in the Design Review Overlay District. On December 12, 2018, the Plan Commission (PC) scheduled a public hearing for the January 16, 2019, PC meeting.

Request and Analysis

The existing 1'-6" tall ground sign base is 12 feet from the front lot line, and the proposed new ground sign face is 3'-4". The maximum height permitted for a ground sign in the O-2 District is 8 feet. The proposed ground sign height is 4'-10" tall. The maximum permitted surface area for its sign face is 50 SF, and the proposed new sign face is 10 SF. It is double faced, and internally illuminated by LED.

The sign face features 2 colors, white and light blue on a black background. The existing ground sign structure is made with brick that matches the building, and has existing power to illuminate the sign face. Per the applicant, the ground sign is relatively short compared to the surrounding structures and the materials match the principal structure of the subject property. A rendering of the internally illuminated ground sign illustrates the translucent text and logo at night.

The proposed illuminated wall sign would utilize an existing wall sign frame. The wall sign features 2 colors, silver and light blue text on a black background/sign backing. The proposed dimensions for the wall sign is 2'-2" tall by 8' wide, for an area of 17.3 SF. The building frontage length is 43.1 feet, thus, the proposed wall sign size is code compliant. A rendering of the internally illuminated LED wall sign illustrates the translucent text at night.

The subject property is adjacent to the B-1 Community Business District (new animal hospital) to the north, O-2 Limited Office District to the south and west, and B-1 Community Business District across York Road (Gateway Square) to the east. The parcels to the north, south and east are in the Design Review Overlay District.



Process

Per Section 11-605(D), a public hearing shall be set, noticed, and conducted by the PC in accordance with section <u>11-303</u> of this article. Within thirty five (35) days following the conclusion of the public hearing provided in subsection D3 of this section, the PC shall, in writing, recommend to the Board of Trustees (BOT) to grant the design review permit without modification, grant the design review permit with modifications or subject to conditions, or deny the design review permit. In reaching its recommendation, the PC shall be guided by the purposes for which the design review district is designated and by the particular standards and considerations set forth in subsection E of this section. The failure of the PC to act within thirty five (35) days, or such longer period of time as may be agreed to by the applicant, shall be deemed a recommendation to deny the design review permit.

Within thirty five (35) days after receiving the recommendation of the PC pursuant to subsection D4 of this section or, if the PC fails to act within thirty five (35) days following the conclusion of the public hearing provided in subsection D3 of this section, within seventy (70) days following the conclusion of such public hearing, the BOT shall, by ordinance duly adopted, grant the design review permit without modification, grant the design review permit with modifications or subject to conditions, or deny the design review permit. The failure of the BOT to act within the time limits set in this subsection, or such longer time as may be agreed to by the applicant, shall be deemed a denial of the design review permit. In reaching its decision, the BOT shall be guided by the purposes for which the design review district is designated and by the particular standards and considerations set forth in subsection E of this section.

Per Section 11-605, the standards and considerations for a design review permit:

In passing upon applications for design review permits, the plan commission and the board of trustees shall consider and evaluate the propriety of issuing the design review permit in terms of its effect on the purposes for which the design review district is designated. In addition, the plan commission and the board of trustees shall be guided by the following standards and considerations:

1. *Quality Of Design And Site Development:* New and existing buildings and structures and appurtenances thereof which are constructed, reconstructed, materially altered, repaired, or moved shall be evaluated under the following quality of design and site development guidelines:

(a) *Open Spaces:* The quality of the open spaces between buildings and in setback spaces between street and facade

(b) *Materials:* The quality of materials and their relationship to those in existing adjacent structures.

(c) *General Design:* The quality of the design in general and its relationship to the overall character of neighborhood.

(d) *General Site Development:* The quality of the site development in terms of landscaping, recreation, pedestrian access, automobile access, parking, servicing of the property, and impact on vehicular traffic



patterns and conditions on site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

2. *Visual Compatibility:* New and existing buildings and structures, and appurtenances thereof, which are constructed, reconstructed, materially altered, repaired, or moved shall be visually compatible in terms of the following guidelines:

(a) *Height:* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.

(b) *Proportion Of Front Facade:* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.

(c) *Proportion Of Openings:* The relationship of the width to height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.

(d) *Rhythm Of Solids To Voids In Front Facades:* The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.

(e) *Rhythm Of Spacing And Buildings On Streets:* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.

(f) *Rhythm Of Entrance Porch And Other Projections:* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.

(g) *Relationship Of Materials And Texture:* The relationship of the materials and texture of the facade shall be visually compatible with the predominant materials used in the buildings and structures to which it is visually related.

(h) *Roof Shapes:* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

(i) *Walls Of Continuity:* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

(j) *Scale Of Building:* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

(k) Directional Expression Of Front Elevation: A building shall be visually compatible with the buildings,



public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.

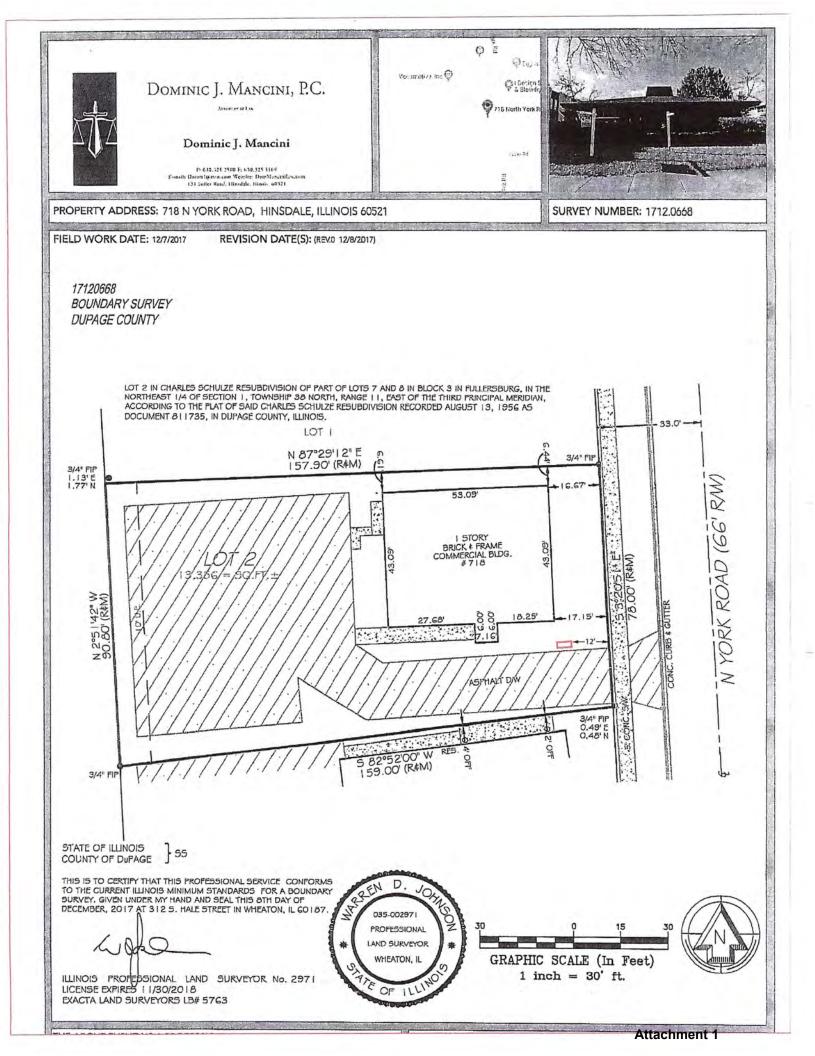
2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.

3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.

4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

Attachments:

- Attachment 1 Design Review and Sign Applications for Ground Sign and Wall Sign
- Attachment 2 Zoning Map and Project Location
- Attachment 3 Birds Eye View Map of 718 N. York Rd.
- Attachment 4 Street View of 718 N. York Rd.





Hinsdale, Illinois P Google, Inc. Street View - Aug 2017



Image capture: Aug 2017 © 2018 Google









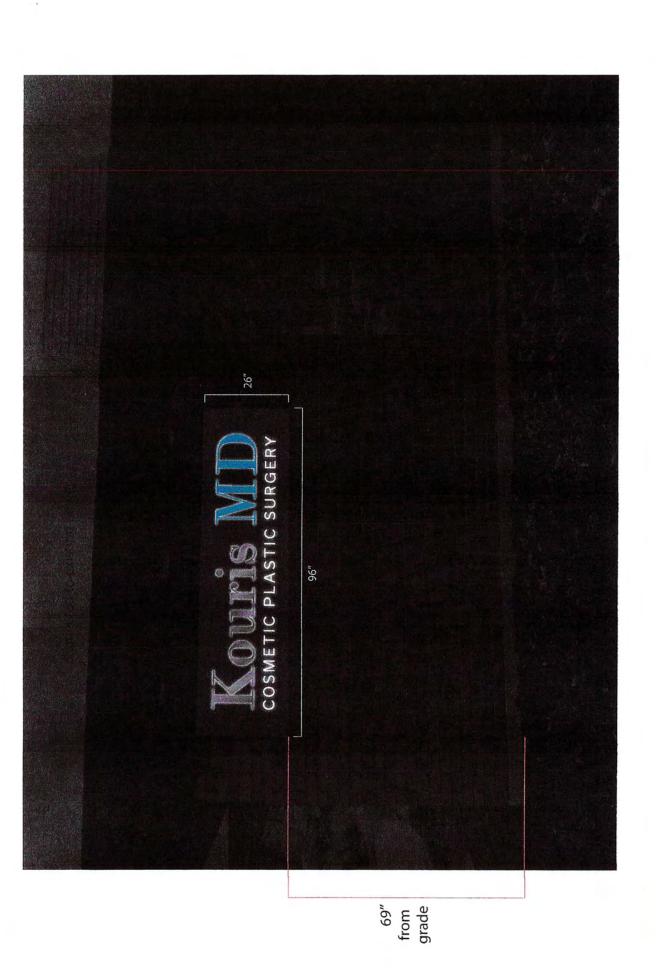
2" deep Fabricated Aluminum panel





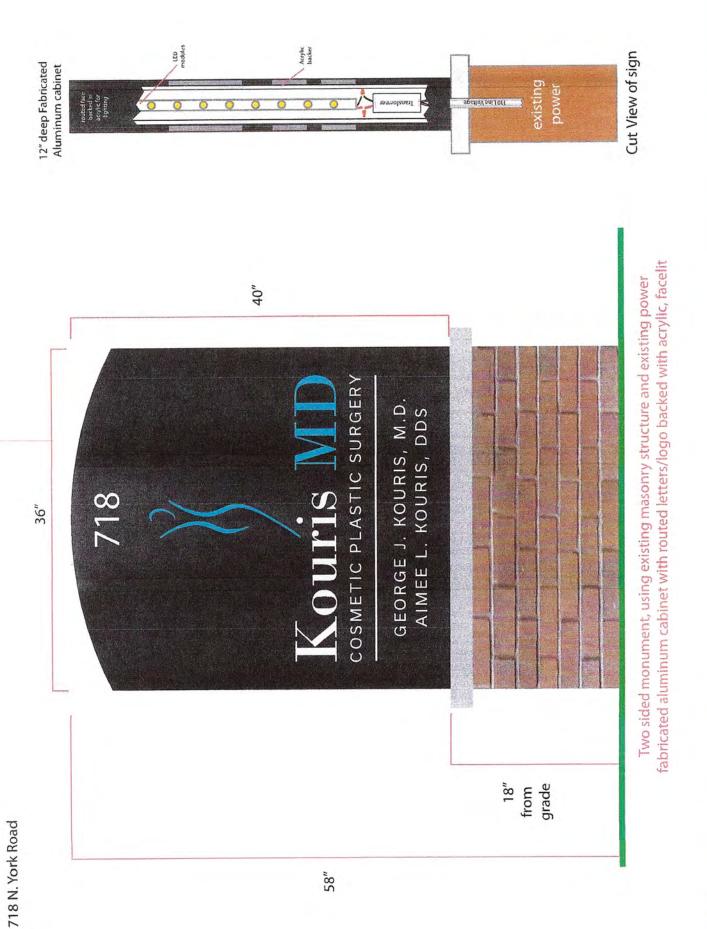
impactsigns.com





Attachment 1

impactsigns.com





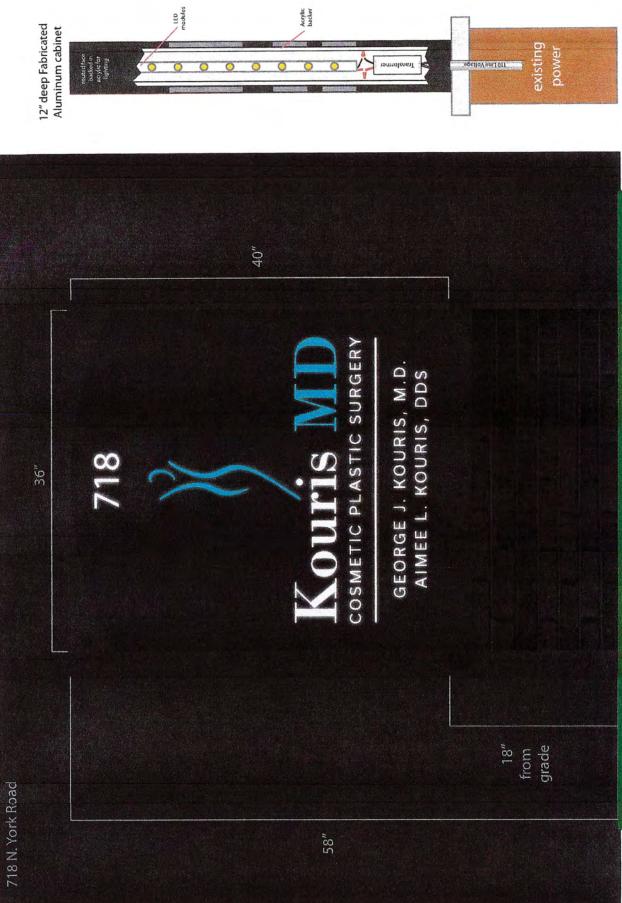
Attachment 1







Cut View of sign



VILLAGE OF HINSDALE

DESIGN REVIEW PERMIT APPLICATION

Name of Applicant: Karen Dodge	
Address of Subject Property: Yor K	
If Applicant is not property owner, Applicant's relationship to property owner. Expeditor	
Name of Property Owner: George Kouris	
Brief description of what application requests: <u>Reface of Wall</u> Sign and Ground Sign	
*** FOR OFFICE USE ONLY ***	
Date application received: Date application complete:	
Assigned application number:	
Date initially considered by Plan Commission:	
Date of legal notice:	
Date of public hearing:	
Date of ZPS Committee review:	
Date of Board of Trustees review:	
Final Decision: Approved Denied Date	

Applicant must complete all sections of this application. Failure to complete any section of this application will result in a delay in the consideration of this application. A public hearing will not be scheduled until the application is complete and complies with all applicable sections of the Zoning Ordinance. If a section of this application is not applicable, please write "N/A" in the appropriate place.

I. APPLICANT INFORMATION

Owner. Name, address, and telephone number of owner: George Koun's 1314 Lathrip Are AIVIN Formt IL 312.399-9130 <u>Trustee Disclosure</u>. In the case of a land trust, the name, address, and telephone number of all 1.

2. trustees and beneficiaries of the trust:

3. Applicant: Name, address, and telephone number of applicant, if different from owner, and applicant's interest in the subject property: Karen Dodge

325 Sandpebble	Ln,	Awar	IT.	GOROY
630-978-41	10		,	

- Consultants. Name and address of each professional consultant advising applicant with 4. respect to this application:
 - Attorney: a.
 - b. Engineer:_____
 - C.
 - d.
- Village Personnel. Name and address of any officer or employee of the Village with an 2. interest in the owner, the applicant, or the subject property, and the nature and extent of that interest:
 - a. _____
 - b. ·

II. SUBJECT PROPERTY INFORMATION

5. Subject Property. Address of the subject property: $\frac{718}{(Please attach the legal description of the property as Exhibit "A")}$ 6. Present zoning classification: 7. Current square footage of subject project: 8. Current use of subject property: Principal use: (i.e., residential, retail, service) Square footage devoted to this use: Secondary use: _____ _____ Square footage devoted to this use: Additional Use: (If more than three uses exist, please attach an additional sheet.)

9. <u>Proposed use of subject property; if different from current use</u>:

10. <u>Standard Industrial Classification (SIC) number of proposed use</u>: (This number can be obtained at the Village's Public Services Office.)

11. Square footage to be devoted to proposed use:

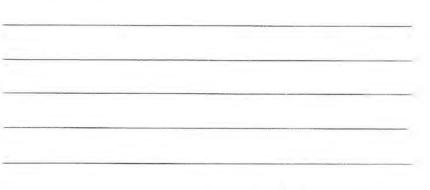
12. In the case of any application being filed less than two years after the denial of an application seeking essentially the same relief, submit with this application a statement as required by Subsection 11-302-B of the Hinsdale Zoning Code.

13. Please complete the following table.

Requirements	Code Section	Minimum Code Regulation	Proposed Development	
Height	N/A	N/A	NA	
Lot area	1		1	
Intensity of use				
Frontage				
Building area				
Setback	- P.			
Side yard				
Rear yard				
Parking requirements				
Loading requirements		V	V	

Table of Compliance

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance:



- 4 -

III. CRITERIA FOR A DESIGN REVIEW PERMIT

The regulations of the Design Review Overlay District are intended to promote the historic and architectural qualities of the Village and thereby preserve the distinctive character of the Village. Below is a list of criteria which may be used in determining if a structure or use of a structure is consistent with the goals of this district. Please respond to each as it relates to this application.

- 14. <u>Special Character</u>. To effect and accomplish the protection, enhancement, perpetuation, and use of improvements and areas of special character or special historic and aesthetic interest or value which represent or reflect elements of the Village's cultural, social, economic, political, and architectural history or distinction. Want to replicate what was there previously.
- 15. <u>Local Atmosphere</u>. To maintain the local, "small town" atmosphere of various residential and business areas within the Village. <u>Maintain 10w</u>
- 16. <u>Compatibility</u>. To insure compatibility of new development with the existing characteristics of the area. <u>Nichows property is tail</u>
 - _astom commercial building.
- 18. <u>Attractiveness</u>. To protect and enhance the Village's attractiveness to visitors and the support and stimulus to local business provided thereby. <u>Install</u> CL Simple, Casily Readible Sign.
- 19. Strong Economy. To strengthen the economy of the Village.

Dentist for community

A	the state of the s	1 1001040-12
this dont	1)00-111	1 ICSILEVELS
101 openin	AI NEGILA	

IV. NEW STRUCTURES

If the application requests a new structure, fill in this section completely. Please respond to each of the statements below as it relates to the proposed building. (If the application is for a change in use, disregard this section.)

21. <u>Open Spaces</u>. The quality of the open spaces between buildings and in setback spaces between street and facade.

Materials. The quality of materials and their relationship to those in existing adjacent structures.

he base for the ground sign matches the brick of the building.

General Design. The quality of the design in general and its relationship to the overall character of neighborhood.

24. <u>General Site Development</u>. The quality of the site development in terms of landscaping, recreation, pedestrian access, automobile access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

25.

22.

23.

<u>Height</u>. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.

the height is very short and unobtrusive.

- 26. <u>Proportion of Front Facade</u>. The relationship of the width of the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.
- 27. <u>Proportion of Openings</u>. The relationship of the width to height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.

- <u>Rhythm of Solids to Voids in Front Facades</u>. The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.
- 29. <u>Rhythm of Spacing and Buildings on Streets</u>. The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.
- 30. <u>Rhythm of Entrance Porch and Other Projections</u>. The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.

31. <u>Relationship of Materials and Texture</u>. The relationship of the materials and texture of the facade shall be visually compatible with the predominant materials used in the buildings and structures to which it is visually related.

32. <u>Roof Shapes</u>. The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

- 33. <u>Walls of Continuity</u>. Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive wall of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.
- 34. <u>Scale of Building</u>. The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

35. <u>Directional Expression of Front Elevation</u>. A building shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

- 8 -

V. CERTIFICATION

The applicant certifies that all of the information contained herein is correct to the best of the applicant's knowledge.

The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.

The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:

- 36. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
- 37. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
- 38. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
- 39. Location, size, and arrangements of all outdoor signs and lighting.
- 40. Location and height of fences or screen plantings and the type or kind of building materials or plantings to be used for fencing or screening.
- 41. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
- 42. A traffic study if required by the Village Manager or the Board or Commission hearing the application.

If the applicant fails to provide any of the above information, or any other information requested by the Boards, Commissions, and/or Staff, then the application will not be considered.

The applicant understands that he/she is responsible for all application fees and any other fees which Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.

THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST THE SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN 30 DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

I, or we, have read the above certification, understand it, and agree to abide by its conditions.

George Kours Name of Ow Signature of Owner

Karen Dodge

Name of Applicant

Kover Dode Signature of Applicant

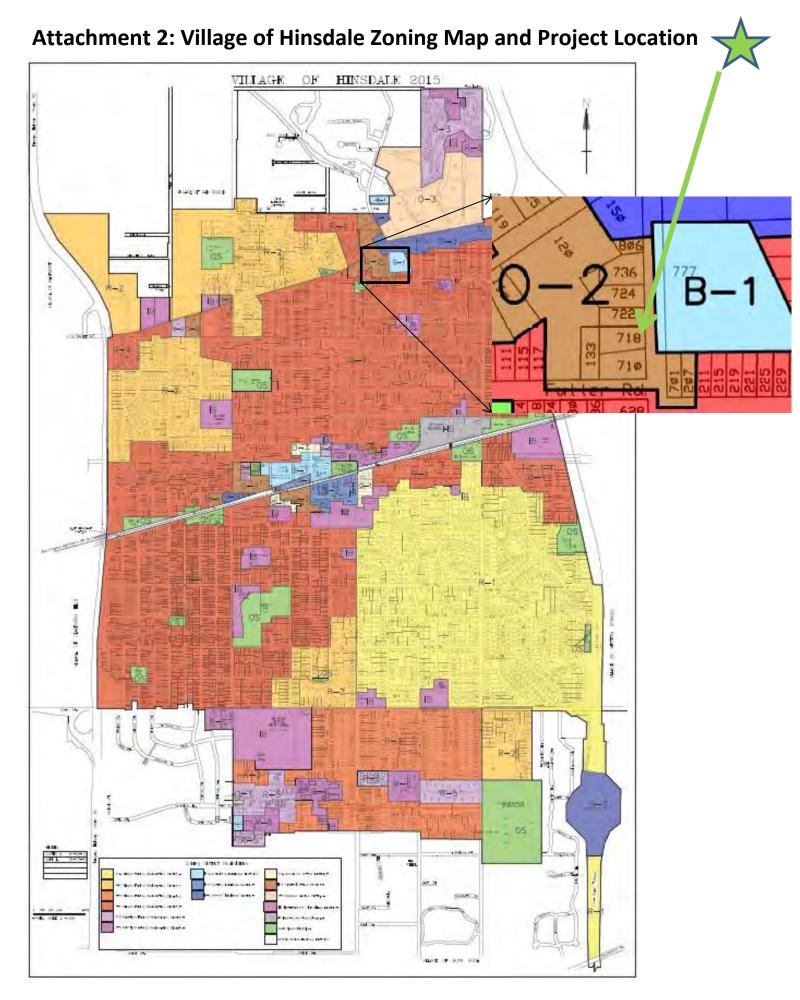
11-7-18

Date



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor
Name: <u>Karen Dudge</u> Address: <u>325 Sandpebble (M</u> City/Zip: <u>Aurova</u> , <u>II</u> , <u>40504</u> Phone/Fax: (<u>160</u>) <u>978-4110/</u> E-Mail: <u>Karen</u> , <u>Dudge Omunicipal</u> Contact Name: <u>Karen Dudge</u> <u>resolutions</u> .	Name: <u>Impact Signs</u> Address: <u>26 E. Burlington</u> City/Zip: <u>La Grange</u> , <u>JT. 60525</u> Phone/Fax: (<u>28</u> 469 1 7178 E-Mail: Contact Name: <u>Chad Jordon</u>
ADDRESS OF SIGN LOCATION: 718 YOU ZONING DISTRICT: SIGN TYPE: Reverse hald lit LED ILLUMINATION TYPES	
Sign Information: Overall Size (Square Feet): 17 (8' x 2'2 Overall Height from Grade: 7'11'' Ft. Proposed Colors (Maximum of Three Colors): • <u>Charceal Dank Gray</u> • <u>Pantone</u> • <u>Brushed Finish</u>	Site Information: Lot/Street Frontage: 78' Building/Tenant Frontage: 43' 9" Existing Sign Information: Business Name: Size of Sign: Square Feet Business Name: Size of Sign: Square Feet Size of Sign: Square Feet
and agree to comply with all Village of Hinsdale Ordi Signature of Applicant Terent D Signature of Building Owner D FOR OFFICE USE ONLY – DO NOT WRITE BE Total square footage: x \$4.00 =	Date Date Date Date Date Haven Dodge Haven Dodge Haven Dodge Haven Dodge Haven Dodge Haven Dodge Haven Dodge





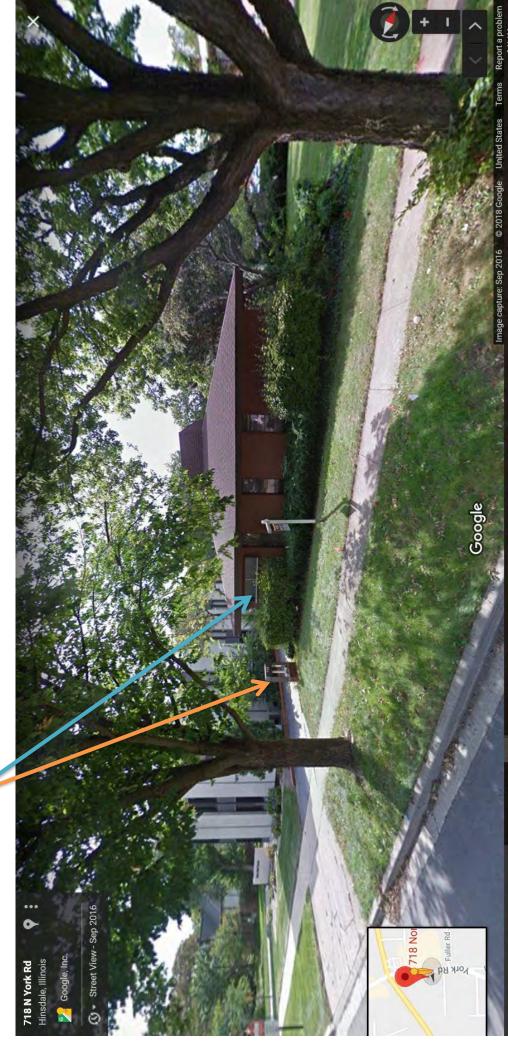
Birds Eye View of 718 N. York Rd. (facing northwest)



Attachment 3



Proposed Sign Locations



Attachment 4



MEMORANDUM

DATE:	January 16, 2019
то:	Chairman Cashman and Plan Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	Public Hearing for Text Amendment to Prohibit Internally Illuminated Signage in the B-2 Central Business District Request by the Village of Hinsdale - Case A-45-2018

Summary

Certain Historic Preservation Commission and certain Village Trustees are proposing this text amendment request to preserve, protect and promote the Village's historic downtown character by prohibiting internally illuminated signage in the B-2 Central Business District. On October 2, 2018, the Board of Trustees referred the application to the Plan Commission (PC) for review and recommendation.

The Zoning Code Section 9-106(J)(7)(b) currently permits a sign applicant to request for internally illuminated signage in the B-2 Central Business District. This text amendment request, shown below in red underlined text, would prohibit internally illuminated signage in the B-2 District:

"Other signs: Signs permitted pursuant to this subsection J may be illuminated only by indirect or, for signs other than in the B-2 district, by internal white light not exceeding fifty (50) foot-candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face; provided, however, that projecting signs shall not be illuminated. Signs in the B-2 district may not be internally illuminated."

On November 14, 2018, the PC held a public hearing to review the requested information with Village staff, and unanimously continued the text amendment to Zoning Code Section 9-106(J)(7), 7-0, 2 absent, in order for staff to gather information and data regarding other historic district sign code language, the current number of illuminated signs in the downtown district, and get feedback from the Chamber of Commerce. There were no public comments from the audience at the PC meeting (Attachment 3).

On December 12, 2018, the PC continued the public hearing to the January 16, 2019, public meeting to give staff additional time to collect the requested data. On January 4, 2019, staff sent a cover letter and online survey to the Hinsdale Chamber of Commerce President for distribution to the Chamber members (Attachment 1). Attachment 2 contains a minor snapshot based on 5 responses as of January 11, 2019. Of the (5) responses:

- 80% have owned a business downtown for over 10 years.
- 100% do NOT have an internally illuminated sign, and do not plan to apply for one in the future.



MEMORANDUM

- 100% knew downtown Hinsdale is on the National Register of Historic Places.
- 60% believe ALL internally illuminated signage should be prohibited in the downtown district.
- 40% believe externally illuminated signage is an acceptable alternative.

Per the PC, staff is currently performing a survey of 12 communities, in regards to permitting internally illuminated signage in its historic districts. As of January 11, 2019, (8) of the (12) responded with the below, and indicates (so far) that 75% of the (8) communities allow internally illuminated signage in the historic district(s).

MUNICIPALITY	Internally Illuminated Signage permitted in the Historic District(s)?	Notes: Link or Status
1. Galena	Signs within historic district may be externally illuminated only by fixtures compatible with the period in which the building was erected. Backlit not allowed in Historic District	http://library.amlegal.com/nxt/gateway.dll/Illinois/galena/ cityofgalenaillinoiscodeofordinances?f=templates\$fn=defa ult.htm\$3.0\$vid=amlegal:galena_il
2. Oak Park	Yes, backlit signage allowed. No prohibition in historic district noted.	https://www.oak-park.us/sites/default/files/zoning/2016- 09-sign-code.pdf
3. Wilmette	Yes. There's no locally designated historic districts, so no special signage restrictions specific to historic districts	reviewed with Wilmette staff
4. Lake Forest	Yes, backlight signage allowed. No prohibition in historic district noted.	http://www.cityoflakeforest.com/assets/1/28/signord.pdf
5. Evanston	Yes, there's no prohibition in historic district per staff	reviewed with Preservation Coordinator
6. Highland Park		left VM
7. Naperville		left VM
8. Barrington	No, internally illuminated signs not permitted in the historic districts, per staff	reviewed with Barrington staff
9.Winnetka		left VM
10. Glen Ellyn		Sent Email
11. River Forest	Yes, internally illuminated signage allowed, per staff	reviewed with River Forest staff
12. Riverside	Yes, internally illuminated signage allowed, per staff	reviewed with Riverside staff

Staff is requesting to the PC to continue the public hearing after public comment and discussion on January 16, 2019, to receive additional data to report at the February 13, 2019, PC meeting.

Process

Within forty five (45) days following the conclusion of the public hearing, the PC shall transmit to the Village Board its recommendation in the form specified by subsection 11-103(H). The failure of the PC to act within forty five (45) days following the conclusion of such hearing, or such further time to which the



MEMORANDUM

applicant may agree, shall be deemed a recommendation for the approval of the proposed amendment as submitted.

Attachments:

- Attachment 1 Chamber of Commerce Survey Cover Letter, dated Jan. 2, 2019
- Attachment 2 Small Snapshot Results of 5 Responses, as of Jan. 11, 2019
- Attachment 3 November 14, 2018, Public Hearing Transcript
- Attachment 4 Text Amendment Applications and draft ordinance
- Attachment 5 Zoning Map and B-2 Central Business District
- Attachment 6 Map of Downtown National Register Historic District



January 2, 2019

Dear Hinsdale Chamber of Commerce,

The Village of Hinsdale Plan Commission is currently reviewing a zoning code text amendment application to **prohibit all** backlit/internally illuminated signage in the downtown *B-2 Central Business District. The Plan Commission at the November 14, 2018, public hearing, requested the Village gather feedback from the Hinsdale Chamber of Commerce community. To that end, please take a short 10 question survey here: **https://www.surveymonkey.com/r/9W5KL7L** We would also encourage you to distribute this to all chamber members and B-2 Central Business District businesses to solicit their feedback.

Please also consider coming to the next Plan Commission meeting on January 16, 2019, 7:30 PM at Memorial Hall (between Hinsdale Village Hall and Hinsdale Public Library) at 19 E. Chicago Ave. The Plan Commission wanted to get input from the business community on the possible impact of this text amendment on their business. Thank you.

Sincerely, Chan Yu, Village Planner cyu@villageofhinsdale.org



*B-2 Central Business District boundaries (in blue)

1. Are you a Hinsdale Resident? 💽	
⊖ Yes	
O No	
 2. Do you own a business in Hinsdale? Yes No 	₽ 2
3. Do you own a business in downtown Hi	nsdale? 🗩
O No	Yes, between 6 to 10 years
O Yes, for less than 1 year	Yes, for over 10 years
Yes, between 1 to 5 years	

4. Do you have internally illuminated signage for your business in Hinsdale? 🔽

- O Yes
- O No

5. If YES, how important is your illuminated signage to your business? 🔽

🕖 Very important

- O Somewhat important
- Not so important

6. If NO (to above question #4), do you plan to apply for internally OR externally illuminated signage in the future?

O No

- O Yes, internally illuminated signage
- Yes, externally illuminated signage

7. Did you know downtown Hinsdale is on the National Register of Historic Places?

0	
()	Yes
~	

O No

8. Knowing downtown Hinsdale is a Historic District, do you still support internally illuminated signage downtown?

O Yes

O No

9. If internally illuminated signage is **prohibited** downtown, is externally illuminated signage an acceptable alternative? (gooseneck lighting is an example of an external lighting source)

O Yes

O Maybe

O No

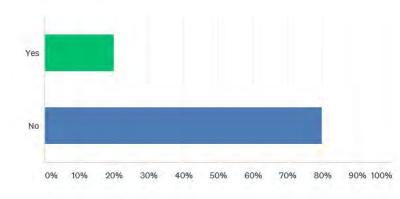
10. Do you think the Village of Hinsdale should prohibit ALL internally illuminated signage in the downtown district?

O Yes

O No

٥١ Are you a Hinsdale Resident?

Answered: 5 Skipped: 0



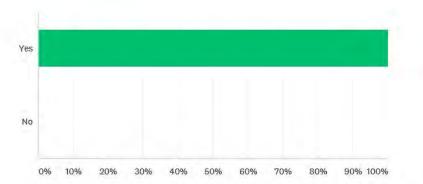
ANSWER CHOICES	* RESPONSES	*
 Yes 	20.00%	1
• No	80.00%	4
TOTAL		5

Q2

Customize Save As

Do you own a business in Hinsdale?

Answered: 5 Skipped: 0



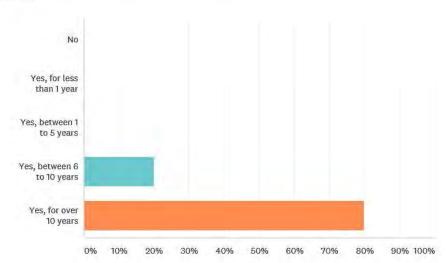
ANSWER CHOICES	▼ RESPONSES	
✓ Yes	100.00%	5
▼ No	0.00%	0
TOTAL		5

Customize Save As

Do you own a business in downtown Hinsdale?

Answered: 5 Skipped: 0

Q3

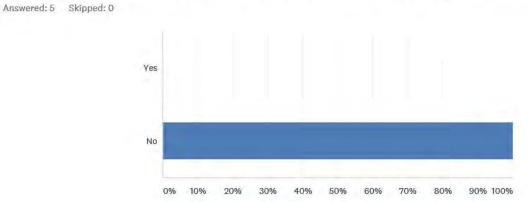


ANSWER CHOICES	 RESPONSES 	
▼ No	0.00%	0
 Yes, for less than 1 year 	0.00%	0
 Yes, between 1 to 5 years 	0.00%	0
 Yes, between 6 to 10 years 	20.00%	1
 Yes, for over 10 years 	80.00%	4
TOTAL		5

Q4

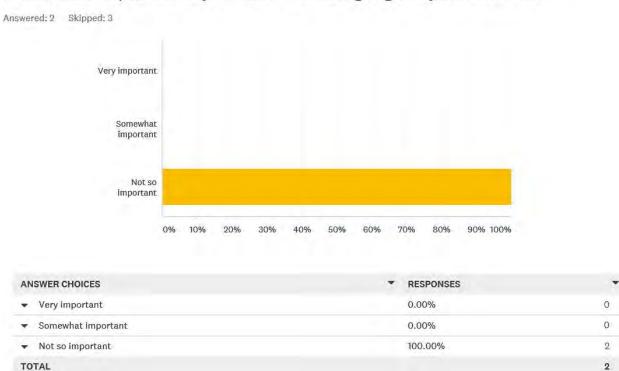
Customize Save As

Do you have internally illuminated signage for your business in Hinsdale?



ANSWER CHOICES	* RESPONSES	*
✓ Yes	0.00%	0
▼ No	100.00%	5
TOTAL		5

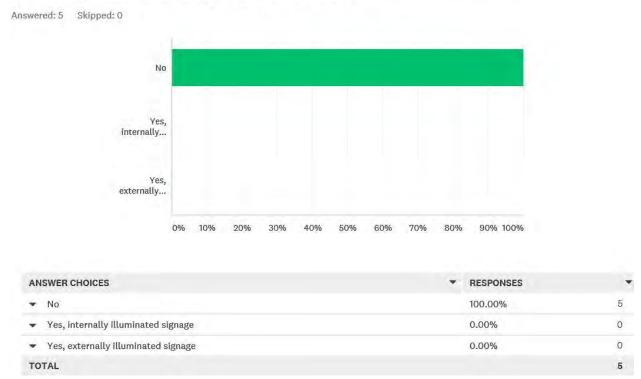
If YES, how important is your illuminated signage to your business?



Q6

Customize Save As

If NO (to above question #4), do you plan to apply for internally OR externally illuminated signage in the future?



Q7

Customize Save As

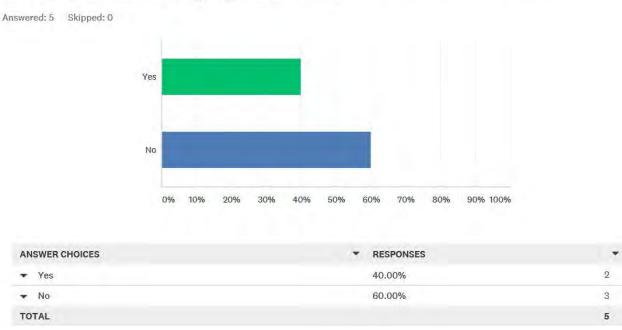
Did you know downtown Hinsdale is on the National Register of Historic Places?

nswered: 5 Skipped: 0		
	Yes	
	Νο	
	0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%	
ANSWER CHOICES	▼ RESPONSES	
✓ Yes	100.00%	5
• No	0.00%	0
TOTAL		5

Q8

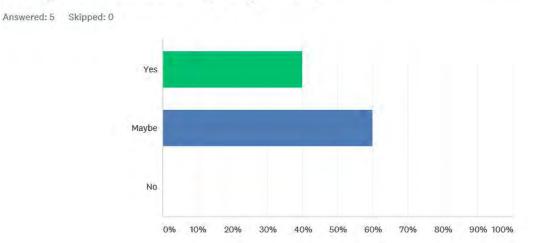
Customize Save As

Knowing downtown Hinsdale is a Historic District, do you still support internally illuminated signage downtown?



Customize Save As

If internally illuminated signage is prohibited downtown, is externally illuminated signage an acceptable alternative? (gooseneck lighting is an example of an external lighting source)

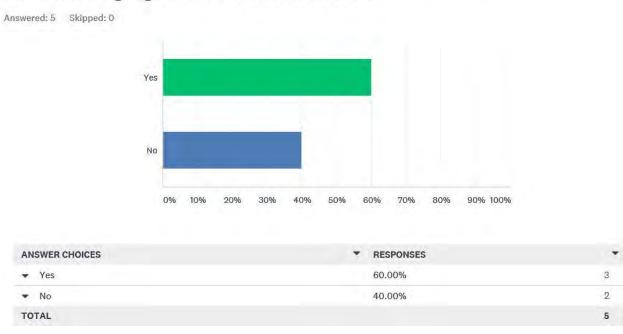


ANSWER CHOICES	▼ RESPONSES	*
 Yes 	40.00%	2
 Maybe 	60.00%	3
• No	0.00%	0
TOTAL		5

Q10

Customize Save As 💌

Do you think the Village of Hinsdale should prohibit ALL internally illuminated signage in the downtown district?



Q9

STATE OF ILLINOIS)) ss. COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE PLAN COMMISSION

In the Matter of:)
Case A-45-2018 - Zoning Code Text)
Amendment to Section 9-106(J)(7))
to prohibit internally illuminated)
signage in the B-2 Central Business)
District)

REPORT OF PROCEEDINGS had and testimony taken at the public hearing of the aboveentitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 14th day of November, 2018, at the hour of 8:12 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;

MS. DEBRA BRASELTON, Member;

MS. JULIE CRNOVICH, Member;

MR. GERALD JABLONSKI, Member;

MR. JIM KRILLENBERGER, Member;

MR. MARK WILLOBEE, Member;

MR. TROY UNELL, Member.

	2		4
1	ALSO PRESENT:	1	prefer the goose-neck, external type of
2	MR. CHAN YU, Village Planner;	2	lighting. So I really think this is where this
3	MR. LANCE MALINA, Village Attorney.	3	request is coming from.
4	***	4	And it's a request to prohibit
5	CHAIRMAN CASHMAN: This is Case	5	illuminated signage, backlit signage, as even a
6	No. A-45-2018. This is a Zoning Code Text	6	request; so they can't even request it for the
7	Amendment to Section 9-106(J)(7) to prohibit	7	Historic District.
8	internally illuminated signage in the B-2	8	MS. CRNOVICH: Chan, could you explain
9	Central Business District.	9	HPC, their role, in reviewing signage? I know
08:12:44PM 10	And Lance is lucky, he gets to get	08:14:41PM 10	there has been some questions from certain Plan
11	out of here for this one.	11	commissioners of why does HPC even get to have,
12	MR. MALINA: Chan just wanted me here	12	even get to remark on signage. I know that's
13	in case	13	something that's only been going on for a couple
14	CHAIRMAN CASHMAN: No, we appreciate	14	years.
15	it. You wrote the memo so it was great.	15	MR. YU: Right. So it's in Title 14.
16	MR. MALINA: But you did exactly the	16	It's always been there.
17	right thing. It was your job to apply those	17	MS. CRNOVICH: So it wasn't always
18	principles; but I just wanted to correct the	18	MR. YU: It wasn't always enforced.
19	sort of the idea that the sole fact that it	19	But in terms of signage, the Historic
08:13:03PM 20	applies, yes.	08:15:04PM 20	Preservation Commission does make a
21	CHAIRMAN CASHMAN: Thanks, Lance.	21	recommendation to the Plan Commission.
22	MS. CRNOVICH: Happy Thanksgiving.	22	CHAIRMAN CASHMAN: Right, to us.
	2		
	3		5
1	3 MR. MALINA: Same to all of you. Good	1	5 MS. CRNOVICH: Which I think is a good
1 2	-	1 2	
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Attachment 3^{2 of 18 sheets}

6		8
1 involvement in text amendments.	1	one of the trustees that I thought had a really
2 MS. CRNOVICH: No, but they do with	2	good point about it, he said, you know, we go
3 signage and just as	3	through and we have rejected bad designs; and I
4 CHAIRMAN CASHMAN: But why aren't they	4	think there could be a very good internally
5 here?	5	illuminated sign. And if you do this, I mean
6 MS. CRNOVICH: Do they even know it's	6	it's not even possible. This doesn't even
7 on our agenda?	7	eliminate just internally illuminated.
8 CHAIRMAN CASHMAN: I would think so,	8	There is I think a fantastic
9 I'm pretty sure, one of the unnamed people.	9	internally illuminated sign for Bluemercury.
0 It's not like there are 50 people.	08:17:38PM 10	It's like a makeup place. I have never gone in
1 MS. BRASELTON: Don't they meet right	11	there, but it's on the outside. I mean you can
2 before we do?	12	barely tell it's illuminated. It's a halo
3 CHAIRMAN CASHMAN: They usually do.	13	illumination. That would eliminate that.
4 MS. CRNOVICH: No. They meet at a	14	MS. BRASELTON: I know the sign very
5 different time. I saw it wasn't on their agenda	15	well.
6 for discussion, and I really feel it should have	16	MS. CRNOVICH: How many of these signs
-	17	do we have in the Historic District?
-	18	CHAIRMAN CASHMAN: Exactly. I went and
	19	drove around yesterday. I had my daughter
CHAIRMAN CASHMAN: You don't know what	08:17:54PM 20	drive, which is interesting, since she got a
1 my opinion is.	21	permit. There are a total of 15 illuminated
		·
MS. CRNOVICH: You talked about it at	22	signs in the downtown area, internally
2 MS. CRNOVICH: You talked about it at 7	22	signs in the downtown area, internally 9
	1	
7		9
7 1 the last meeting, Steve.	1	9 illuminated. The vast majority are not
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1 1 1 1 1 1 2 2	 involvement in text amendments. MS. CRNOVICH: No, but they do with signage and just as CHAIRMAN CASHMAN: But why aren't they here? MS. CRNOVICH: Do they even know it's on our agenda? CHAIRMAN CASHMAN: I would think so, I'm pretty sure, one of the unnamed people. It's not like there are 50 people. MS. BRASELTON: Don't they meet right before we do? CHAIRMAN CASHMAN: They usually do. MS. CRNOVICH: No. They meet at a different time. I saw it wasn't on their agenda for discussion, and I really feel it should have been discussed by HPC. So we could have heard their side, and then I know what your opinion is on this and CHAIRMAN CASHMAN: You don't know what 	1involvement in text amendments.12MS. CRNOVICH: No, but they do with23signage and just as34CHAIRMAN CASHMAN: But why aren't they45here?56MS. CRNOVICH: Do they even know it's67on our agenda?78CHAIRMAN CASHMAN: I would think so,99I'm pretty sure, one of the unnamed people.910It's not like there are 50 people.1111MS. BRASELTON: Don't they meet right1112before we do?1213CHAIRMAN CASHMAN: They usually do.1314MS. CRNOVICH: No. They meet at a1415different time. I saw it wasn't on their agenda1516for discussion, and I really feel it should have1617been discussed by HPC. So we could have heard1718their side, and then I know what your opinion is1920CHAIRMAN CASHMAN: You don't know what2021my opinion is.21

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1	them. I would want to survey all the businesses	1	was going to say, to get more data.
2	in town and see what their take is because maybe	2	MS. BRASELTON: You both raise really
3	they are in favor of it.	3	good points. But Chan is left here to put this
4	But to just say a couple people	4	application forth with nobody else asking for
5	want to do this and let's change the Code, I	5	it.
6	just think it's irresponsible. I just don't	6	MS. CRNOVICH: I did my own research.
7	think we should be acting that way. We are a	7	I think the biggest eyesore, where this came
8	Historic District. How many are there in the	8	from, was from MyEyeDr., which I think everybody
9	state? How many other towns have restrictions	9	here will agree it is an eyesore.
08:18:54PM 10	on signage?	08:20:11PM 10	MR. KRILLENBERGER: Ironically.
11	MS. CRNOVICH: Galena.	11	CHAIRMAN CASHMAN: See, I wouldn't
12	CHAIRMAN CASHMAN: Galena, right. But	12	agree.
13	Barrington, same downtown area. They have	13	MS. CRNOVICH: Oh, so many people.
14	got	14	CHAIRMAN CASHMAN: But that's your
15	MS. CRNOVICH: Geneva.	15	personal preference.
16	CHAIRMAN CASHMAN: They have	16	MS. CRNOVICH: Right.
17	guidelines. But do they restrict internally	17	CHAIRMAN CASHMAN: And that should not
18	illuminated?	18	be A Code should not be personal
19	MS. CRNOVICH: Yes, in the historic	19	preferences. That's why I'm saying I'm not
08:19:05PM 20	district.	08:20:23PM 20	necessarily opposed to this idea, but it has to
21	CHAIRMAN CASHMAN: Where is the data?	21	be based on some type of criteria. This is
22	Look at Barrington, which is a very similar	22	irrational. I mean if we had all this data
	11		13
1	community to ours. They have not restricted,	1	And then how about our community?
2	but they have signage guidelines that I think	2	I would want to talk to the head of Chamber of
3	are fantastic. I mean it's basically to guide	3	Commerce, the head of development for the
4	people like us. And it talks about how they	4	Village of Hinsdale.
5	encourage these other types of illumination.	5	MR. KRILLENBERGER: That's right.
6	And they have examples, and they show what's	6	CHAIRMAN CASHMAN: When we are talking
7	positive.	7	to people, Oh, I'm sorry, you can't illuminate
8	If we as trustees, as	8	your sign. We need to know if this is going to
9 08:19:28PM 10	commissioners, had that, I think any time we have an internally illuminated sign we put it	9 08:20:44PM 10	impact. And what's more important, when the Hinsdale Theatre was built in 1925, you think
08:19:28PM 10 11	through the ringer on whether these meet the	08:20:44PM 10	that thing wasn't illuminated? It was glowing.
12	criteria.	12	It was a historic building.
13	But how do you ask us to change the	13	MS. CRNOVICH: Well, it wasn't historic
14	Code based on no data? I think we would be	14	in 1925.
15	negligent to change it. I think it's just a	15	CHAIRMAN CASHMAN: I know. But that's
16	knee-jerk reaction. What's next, streetlights,	16	what we are harkening back to, which is most of
17	the color blue? I mean it's just, it's	17	downtown was built in most of the buildings
			-
19	MS. BRASELTON: Do we have the	19	
		08:21:03PM 20	
21	CHAIRMAN CASHMAN: Oh, absolutely.	21	MS. CRNOVICH: Well, you know, and I
22	MS. CRNOVICH: That's exactly what I	22	guess we
18 19 ов:19:47РМ 20 21	arbitrary. MS. BRASELTON: Do we have the opportunity to continue this? CHAIRMAN CASHMAN: Oh, absolutely.	18 19 08:21:03PM 20 21	were in the '20s. MR. JABLONSKI: Electricity has been around for 130 years. MS. CRNOVICH: Well, you know, and I

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1	MR. JABLONSKI: Historic is a good	1	approach. Maybe we could encourage something.
2	point.	2	Even if you just said you're encouraged to use
3	MS. CRNOVICH: I feel that signage, we	3	something, it would change the thing.
4	have too much visual clutter.	4	But if you say what he's saying,
5	CHAIRMAN CASHMAN: You can see, it	5	you couldn't even come in front of us with a
6	could all be halo. One thing is interesting.	6	sign. I just think that bothers me. And then
7	Look at Barrington when they talk about	7	we have these empty stores that sit there, and
8	internally illuminated, and one thing they are	8	they don't get filled.
9	really strict about is they don't want the	9	And right now I think our town is a
08:21:18PM 10	entire thing to illuminate. They want when it	08:22:48PM 10	little sleepy at night. We have some
11	goes into nighttime mode that the lettering will	11	restaurants, thank God, finally. But stores
12	be backlit basically.	12	don't stay open. And that's why I have been
13	So if you took MyEyeDr., if they	13	pushing the parking garage. I think it's going
14	had that criteria, it would still be internally	14	to be so crucial to have those parking spaces.
15	illuminated; but it would be toned down a bit.	15	If we were truly a successful town after like
16	That's where I think this is a	16	5 o'clock, these stores would be staying open to
10	concept that needs, if it goes forward, it just	10	8:00 or 9 o'clock at night. Maybe if that was
18	needs to be considered properly because it might	18	the scenario, they'd want illumination.
19	make sense. But I think to ask us to vote on	19	MS. BRASELTON: But do people, we don't
	this with no information, basically just show us	_	even know if people want the stores open to 8:00
08:21:40PM 20 21	how you are changing this paragraph, I think	ов:23:09РМ 20 21	or 9:00 at night, we don't know because we
21	it's really not the way to do business. We	21	CHAIRMAN CASHMAN: Right.
	15	22	17
	15		17
1	should have all this data. I mean all the	1	MS BRASELTON: Might this be it seems
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2	historic districts in northern Illinois, I would	2	like this would be amenable to a study group or
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	18		20
1	And then why not do a survey of the	1	CHAIRMAN CASHMAN: The old
2	businesses, just ask them a simple question.	2	Schweidler's, I think that's one of the most
3	They might like, say if you asked the Village	3	amazing designs. You never would think he did
4	Because it's really the majority are not	4	that. It's just a fascinating design.
5	illuminated right now, the vast majority. You	5	MR. KRILLENBERGER: He approved the
6	are talking 15 total signs in the downtown area.	6	plan for this building as part of the Plan
7	And some I counted are actually not because it's	7	Commission chairmanship.
8	like the Harris Bank is not in this District.	8	MS. CRNOVICH: That was not on the
9	It's just across the street, it's got an	9	program Sunday.
08:24:07PM 10	illuminated sign.	08:25:18PM 10	MR. KRILLENBERGER: I read it on the
11	It would be interesting. Maybe it	11	Internet, must be true.
12	makes sense to do it. That's where I was	12	Yet to pile on a little bit, this
13	thinking I was totally opposed to it. But when	13	is a business development issue. And I share
14	I really drove around and looked, I went, I	14	your misgivings, Julie, about some of the
15	don't think it's a problem, you might not like	15	illuminated signs including MyEyeDr., whatever
16	that one sign but	16	it's called.
17	MS. CRNOVICH: There are a couple more.	17	But when FedEx appeared before us,
18	FedEx.	18	and I think it was probably Robb who said we
19	CHAIRMAN CASHMAN: But if there were	19	have been trying really hard to get some
08:24:22PM 20	ordinances on architectural design, Frank Lloyd	08:25:46PM 20	national tenants to come to downtown Hinsdale,
21	Wright would not have built a single house in	21	and they bring illuminated signs. Hopefully,
22	the United States.	22	they are tasteful. Hopefully, the lumens are
		1	
	19		21
1	MS. BRASELTON: Good point.	1	21 down. And we can have lumen meters and make
2	MS. BRASELTON: Good point. CHAIRMAN CASHMAN: I mean I think	2	21 down. And we can have lumen meters and make sure they are within our standards.
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	22		24
1	just looked at FedEx and MyEyeDr.	1	ones. It needs to be broken out.
2	CHAIRMAN CASHMAN: Did you find FedEx	2	I would be okay with extending this
3	is not illuminated?	3	because then at least we could have some data.
4	MS. CRNOVICH: Yes.	4	Without data I think we would be compelled to
5	MS. BRASELTON: Really.	5	vote no, unless you just are dead set against
6	MS. CRNOVICH: Let's see, this one and	6	any illumination in signs. But then I'd say why
7	I have another one that I did not print. I'll	7	not have eliminate goosenecks? Why not
8	have to go back and	8	eliminate anything?
9	MS. BRASELTON: I'm intrigued by the	9	MS. CRNOVICH: Oh, I think there is a
08:27:18PM 10	halo illumination.	08:28:51PM 10	big difference between the goosenecks and the
11	CHAIRMAN CASHMAN: Halo, I think that's	11	CHAIRMAN CASHMAN: The tricky part that
12	one thing in Barrington they really encourage	12	we don't even have covered are those illuminated
13	because you can still see, like it says Bank One	13	things inside the stores.
14	or whatever, because it's like the shadow of the	14	MS. CRNOVICH: Although, I think we
15	letter so it's a subtle thing. That's an	15	will all agree that our signage code needs to be
16	internally illuminated sign so that would be	16	totally redone. I just think being a Historic
17	excluded. So maybe that, maybe that type of	17	District, I think there is the charm to that,
18	illumination should be left.	18	the character of the District, and a lot of
19	That's just even what is the	19	these signs take away. It's visual clutter to
08:27:43PM 20	definition of what's an illuminated sign. What	08:29:15PM 20	me from some of these beautiful buildings. Why
21	are we allowing? We have done a lot of halo	21	have a Historic District? But I do agree with
22	signs here recently, and I think they look	22	you that we could use some more information.
	23		25
1	decent.	1	CHAIRMAN CASHMAN: We could.
2	But I wouldn't want the whole town	2	MS. CRNOVICH: Like I think Geneva, I
3	a bunch of gooseneck things. That's going to	3	love their zoning code.
4	look like Disneyland. Disneyland is fake. And	4	CHAIRMAN CASHMAN: I would like to see
5	commerce and business, you know, Rome wasn't	5	all of them. It would just be interesting to
6	created the way it looks. It was knocked down,	6	know.
7	rebuilt, and the good stuff lasts. If it's ugly	7	MR. CRNOVICH: Poor Chan. It sounds
8	and it's poorly done, it gets demolished. And	8	like a lot of work.
9	Hinsdale is the same way. I think the good	9	CHAIRMAN CASHMAN: Well, yes. We could
08:28:12PM 10	stuff will say.	08:29:39PM 10	continue it for two months if you'd like. It's
11	And people choose. Look at	11	just without the data we are just shooting in
12	Starbucks chose not to put in an internally	12	the dark. We could be doing something that's a
13	illuminated sign. I mean we didn't ask them. I	13	total mistake, and how are we ever going to
14	mean most of the signs are not internally	14	change it; we can't. Once the trustees revise
15	illuminated. I mean you are talking about a	15	this, it wasn't like it was a unanimous vote by
16	small percentage. But even that, the fact that	16	the trustees or the entire Historic Preservation
17	there is numbers on it should be exactly, how	17	Commission came in front of us. We had no
18	many are	18	This is like maybe two people.
19	You know, because in the Historic	19	MS. CRNOVICH: They should have come
08:28:27PM 20	District there are like contributing buildings,	08:30:04PM 20	before us, though. I have a problem with that.
	which mean the good area. And they there a	~ 4	
21 22	which mean the good ones. And then there are noncontributing ones, which is meaning the ugly	21 22	Why couldn't they add it to their agenda? I really feel they should have discussed this

	26		28
1	before we did. I hope if this moves forward	1	don't know how they came up with this thing
2	that it can be added to their agenda.	2	because Barrington is not like a humongous town,
3	CHAIRMAN CASHMAN: Along with them, I	3	but it is so well done. They have examples and
4	want to hear from the businesses, Chamber of	4	dimensions, like good example, bad example. And
5	Commerce, our own head of development for the	5	it's really interesting how it's written because
6	town.	6	it talks about encouraging things.
7	MS. CRNOVICH: I think Chamber of	7	This is where like our parking
8	Commerce, I think if you go to all the	8	ordinance is super weak. It does not spell out
9	businesses that's an awful lot of work.	9	exactly how many landscape islands there should
08:30:27PM 10	MS. BRASELTON: Well, it's up to the	08:31:52PM 10	be. It just talks about how many trees there
11	applicants to bring the issue to us. It's not	11	should be. The Village parking lot, it's right
12	up to us to	12	in the downtown Historic District, is the
13	CHAIRMAN CASHMAN: Right. And the	13	ugliest parking lot in the western
14	applicant is the Village of Hinsdale. Come on,	14	MS. CRNOVICH: But because it's owned
15	they have time, money. Chan will be getting his	15	by the Village
16	steps in.	16	CHAIRMAN CASHMAN: And they don't want
17	MR. YU: Yeah.	17	to spend any money on it.
18	CHAIRMAN CASHMAN: They literally could	18	MS. CRNOVICH: But they aren't required
19	just, they could do it through the Chamber of	19	to do any landscaping.
08:30:47PM 20	Commerce.	08:32:04PM 20	CHAIRMAN CASHMAN: They exempted
21	MS. CRNOVICH: They could do it through	21	themselves from it.
22	the Chamber at one of their meetings maybe.	22	MS. CRNOVICH: Well, actually there is
	27		29
1	CHAIRMAN CASHMAN: Yes. Chamber of	1	a section in the Code that says any government-
2	Commerce, that would be something that their	2	owned parking lots do not have to meet the
3	membership might be interested in, some of	3	requirements.
4	them most of them being impacted in the	4	CHAIRMAN CASHMAN: I think it's
5	downtown area.	5	terrible. I think the Village should be held to
6	MS. CRNOVICH: I think they are very	6	the highest standard. We should have the best
7	good at promoting the charm in the Historic	7	parking lots. Instead we have this thing, it's
8	District and the character.	8	like a wasteland of asphalt. And every person
9	CHAIRMAN CASHMAN: But I also	9	who drives past and goes to Naperville, looks
08:31:06PM 10	MS. CRNOVICH: I mean If you want a lot	08:32:24PM 10	out, they go, Look at that. I mean it's a dump.
11	of lights, go to Naperville.	11	MS. CRNOVICH: Well, we do need more
12	CHAIRMAN CASHMAN: I just never have	12	landscaping, too. Less signage and more
13	seen signage as a problem in Hinsdale. I think	13	landscaping, how is that?
14	you need to have visual variety. I think it's	14	MS. BRASELTON: You two are saying
15	crazy that white is a color in our zoning	15	exactly the same thing about the signage in just
16	ordinance. I think that's too restrictive. I	16	different ways.
17	mean we are looking at counting colors in	17	MS. CRNOVICH: We are. But I think
18	TinkRworks, that's a nice looking logo and sign.	18	Hinsdale, I think their signage code, I think,
19	We have a very restrictive sign ordinance	19	is way too lax. Now, I like LaGrange. Look at
08:31:28PM 20	already, but we don't have any guidelines.	08:32:45PM 20	their signage code. It's a good And you
21	The guidelines, you should look at	21	don't see all the clutter in LaGrange. Next

	30		32
1	through downtown LaGrange	1	CHAIRMAN CASHMAN: Right, but we have
2	CHAIRMAN CASHMAN: Does LaGrange allow	2	Historic Preservation now.
3	internally illuminated sign?	3	MS. CRNOVICH: Well, there is also like
4	MS. CRNOVICH: I did not check that.	4	Geneva, any signage has to go through HPC. And
5	MS. BRASELTON: They are everywhere.	5	they have, you know, they have the final vote on
6	CHAIRMAN CASHMAN: Yes. They are	6	it I think for the historic district anyway.
7	everywhere.	7	So when you are Christmas shopping
8	MS. CRNOVICH: But they don't have the	8	in all these little towns, everybody should be
9	clutter like Hinsdale.	9	looking at signage.
08:33:00PM 10	CHAIRMAN CASHMAN: LaGrange at night is	08:34:17PM 10	MR. JABLONSKI: And wishing we had
11	alive. Hinsdale is not.	11	saltwater taffy shops everywhere.
12	MS. CRNOVICH: Well, it's a whole	12	MS. CRNOVICH: I would be okay with
13	different town, too.	13	that.
14	CHAIRMAN CASHMAN: But people are	14	CHAIRMAN CASHMAN: Right.
15	shopping at night.	15	MS. CRNOVICH: I would be okay with
16	MS. CRNOVICH: They have the condos and	16	that.
17	you have the apartments, and you have a young	17	MR. JABLONSKI: I don't need any more
18	crowd there. I think that makes a big	18	saltwater taffy, I have got Rocky Mountain
19	difference.	19	chocolate.
08:33:12PM 20	CHAIRMAN CASHMAN: Oh, we are old?	08:34:30PM 20	CHAIRMAN CASHMAN: So I guess the
21	MS. CRNOVICH: The nightlife. You have	21	question is do we have a motion to continue
22	all those condos.	22	this, and then give Chan some idea of the things
	31		33
1	31 CHAIRMAN CASHMAN: It is, I know.I'm	1	33 we need.
1 2		1	
	CHAIRMAN CASHMAN: It is, I know. I'm	_	we need.
2	CHAIRMAN CASHMAN: It is, I know. I'm just teasing you.	2	we need. MS. CRNOVICH: Maybe to like a
2 3	CHAIRMAN CASHMAN: It is, I know. I'm just teasing you. But that would be a great	2 3	we need. MS. CRNOVICH: Maybe to like a January meeting?
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	34		36
1	MR. KRILLENBERGER: I'm all for that.	1	resubmit.
2	MR. UNELL: Yes. I agree with that	2	MS. CRNOVICH: I think, yes, continue
3	approach.	3	is the safest way.
4	CHAIRMAN CASHMAN: I would be okay with	4	MR. YU: I'm just not sure because this
5	that because I think to continue it, it's really	5	is a text amendment, the Plan Commission makes
6	going to take a long time. Every month	6	recommendation to the Board. I don't know if
7	MR. KRILLENBERGER: There is no rush.	7	the Plan Commission can just deny it.
8	MS. CRNOVICH: I wish the Village	8	MS. CRNOVICH: Yes. So continue would
9	attorney was still here. What do you think,	9	be best.
08:35:30PM 10	Chan? Which would be better? I mean to deny it	08:36:35PM 10	MR. YU: Yes.
11	is kind of a	11	CHAIRMAN CASHMAN: Well, we would vote
12	MR. BRASELTON: Well, there is no like	12	on it.
13	harsh	13	MR. YU: Vote to deny it.
14	MR. WILLOBEE: Deny as written.	14	MR. WILLOBEE: That's what I meant.
15	MS. BRASELTON: It's not like they	15	CHAIRMAN CASHMAN: Yes. Well, some of
16	can't come back for two years like the ZBA,	16	the things I would like, if we are going to see
17	right?	17	this, I really think we need to know numbers in
18	MS. CRNOVICH: There is, there is a	18	that Historic District. What's the breakout? I
19	limit.	19	mean how many are illuminated? How many are not
08:35:38PM 20	MS. BRASELTON: Maybe he just wants to	08:36:54PM 20	illuminated at all? How many exterior
21	withdraw it. I mean that's an option, too.	21	illumination?
22	CHAIRMAN CASHMAN: There you go.	22	MS. CRNOVICH: And add things like if
	35		37
1	MS. CRNOVICH: I think even he would	1	they are illuminated do they have to go through
2	Yes, it would work. Or how about just continue	2	design review, which I think would make a
3	it to February or	3	difference.
4	CHAIRMAN CASHMAN: We have always	4	CHAIRMAN CASHMAN: How would they know
5	continued stuff to the next meeting so I	5	that?
6	assume strategically	6	MR. KRILLENBERGER: Well, everything
7	MS. CRNOVICH: Well, we can continue it	7	would be grandfathered; right?
8	to the next meeting and then continue it again.	8	CHAIRMAN CASHMAN: Yes. Everything
9	CHAIRMAN CASHMAN: Right, that would	9	existing, the 15 existing ones would be
08:35:59PM 10	give them time to put together some data.	08:37:10PM 10	grandfathered.
11	MS. BRASELTON: I think it's really	11	MS. CRNOVICH: Well, a town might allow
12	Chan's call. They are the applicant. It's not	12	that kind of illumination; but it has to go
13	really ours.	13	through design review as an extra set of eyes.
14	CHAIRMAN CASHMAN: If you are not sure,	14	MR. JABLONSKI: You are talking about a
15	Chan, my recommendation would be we continue it.	15	best practices is what you're talking about.
16	MR. YU: Okay.	16	MS. CRNOVICH: Not in Hinsdale.
17	CHATRMAN CASHMAN: At least you could	17	MR. JABLONSKI: You are talking about
	CHAIRMAN CASHMAN: At least you could		
18	then figure out whether in the next month we	18	best practices generically. So you are asking
18 19	then figure out whether in the next month we should vote on it and then allow	19	Chan to do a best practices of historic
18 19 ов:з6:18РМ 20	then figure out whether in the next month we should vote on it and then allow MR. YU: Right.	19 08:37:27PM 20	Chan to do a best practices of historic districts in northeastern Illinois?
18 19	then figure out whether in the next month we should vote on it and then allow	19	Chan to do a best practices of historic

	38		40
1	So we have some idea of how we compare, which	1	look at the last text amendment we just
2	Yes. And how our Code, how many towns prohibit	2	discussed, I mean did everybody get notice about
3	internally illuminated signs.	3	that I mean?
4	MR. JABLONSKI: And what the code looks	4	CHAIRMAN CASHMAN: No. I had a problem
5	like.	5	with that, too.
6	CHAIRMAN CASHMAN: Yes. What the	6	MS. CRNOVICH: So you know what I'm
7	language is because it could be something where	7	saying, you've got a
8	it doesn't prohibit it but it encourages against	8	CHAIRMAN CASHMAN: I agree with Gerry.
9	it, or maybe it says it only allows halo.	9	MR. JABLONSKI: This isn't Russia.
08:37:53PM 10	MR. WILLOBEE: I think one meeting we	08:39:19PM 10	CHAIRMAN CASHMAN: We are talking about
11	actually joked are we going to end up with	11	impacting people's value of their property in
12	everything gooseneck by default so that puts us	12	just a casual way. I just don't think it's
13	to that direction.	13	fair. Especially some of these landlords that
14	CHAIRMAN CASHMAN: Right.	14	have owned these businesses down there, they
15	MR. JABLONSKI: Gooseneck is a fad now.	15	have owned them for generations. And I think
16	And in 10 years everybody will say they wrote	16	they, it would be nice to make sure that they
17	that in 2018.	17	are onboard with it. They might be.
18	CHAIRMAN CASHMAN: Right. Right. Yes.	18	MR. JABLONSKI: They might be.
19	So I think we really need to hear	19	CHAIRMAN CASHMAN: Yes. That's why I
08:38:12PM 20	from the Chamber of Commerce.	08:39:38PM 20	was saying initially I was totally opposed to
21	MR. JABLONSKI: Property owners.	21	this. But when I drove around last night and I
22	CHAIRMAN CASHMAN: Property owners	22	saw it, I'm talking like about 15 total in town.
	39		41
1	maybe through the Chamber of Commerce.	1	So the vast majority are not. There is entire
2	MS. CRNOVICH: Yes, I think through the	2	blocks that don't have a single illuminated sign
3	Chamber of Commerce.	3	on them. I'm like is it a problem? I didn't
4	CHAIRMAN CASHMAN: Or I don't know if	4	think it was a problem. I was expecting to see
5	the Village can, I don't know how they could	5	more illuminated signs than I actually saw.
6	handle it; but it would be nice to know from the	6	MS. CRNOVICH: I didn't think there
7	businesses their thought on this.	7	were that many.
8	What else do we have?	8	CHAIRMAN CASHMAN: Yes.
9	MR. JABLONSKI: The landlords, too, are	9	MS. CRNOVICH: Having a list of what
08:38:34PM 10	the constituents.	08:40:01PM 10	signs are illuminated would be helpful. And
11	CHAIRMAN CASHMAN: True.	11	what might help is years ago when they had a
12	MR. JABLONSKI: It's their value. It's	12	text amendment in the B-2 district for the
	-		
20			
21			
22	MS. CRNOVICH: Well, did we Like	22	CHAIRMAN CASHMAN: I mean this
	their property value. They collect rent. CHAIRMAN CASHMAN: I just want to see if I had any other comments. MS. CRNOVICH: Well, actually Well, there is a public notice in the Hinsdalean; right? MR. YU: Yes. CHAIRMAN CASHMAN: Yes, but is a business reading that? I doubt it. MS. CRNOVICH: Well, did we Like	13 14 15 16 17 18 19 08-40 20PM 20 21 22	height limits, how did they notify people back then? Do you remember? CHAIRMAN CASHMAN: When they changed the height? You would hope they notified people. MS. BRASELTON: It was in all the newspapers every week. MR. JABLONSKI: Lawsuits, people went to jail.

	42		44
1	MS. CRNOVICH: This was the last text	1	MR. JABLONSKI: Aye.
2	amendment that affected the whole B-2.	2	CHAIRMAN CASHMAN: Aye.
3	CHAIRMAN CASHMAN: Right, in a big way.	3	MS. CRNOVICH: Aye.
4	I mean limiting And that was a perfect time.	4	MR. WILLOBEE: Aye.
5	That was also the recession and nobody was	5	MR. UNELL: Aye.
6	thinking of building so we took advantage of	6	CHAIRMAN CASHMAN: And do I have a
7	that.	7	motion to continue Case A-45-2018 in the Village
8	So at least with some data then we	8	of Hinsdale, Zoning Code Text Amendment,
9	could possibly make an intelligent decision on	9	9-106(J)(7) to our December Plan Commission
08:40:45PM 10	this. And I don't think there is any impending	08:42:12PM 10	meeting?
11	doom. I just feel for the next illuminated sign	11	MR. UNELL: So moved.
12	that comes in front of us	12	MR. KRILLENBERGER: Second.
13	MR. YU: That's next month.	13	CHAIRMAN CASHMAN: Troy?
14	MR. WILLOBEE: But we have a process to	14	MR. UNELL: Aye.
15	deal with that. We take HPC's consideration.	15	MR. WILLOBEE: Aye.
16	We take it case by case, and I think we have a	16	MS. CRNOVICH: Aye.
17	process to rely on in the meantime.	17	CHAIRMAN CASHMAN: Aye.
18	CHAIRMAN CASHMAN: We sent that nail	18	MR. JABLONSKI: Aye.
19	salon back.	19	MS. BRASELTON: Aye.
08:41:14PM 20	MS. BRASELTON: So from a Robert's	20	MR. KRILLENBERGER: Aye.
21	Rules perspective, do we need to do the closing	21	
22	of the hearing, then we will continue it? Or do	22	* * *
	43		45
1	we even have the option of moving to continue	1	(Whereupon the further hearing of the
2	it, can't we, after we have had a public	2	above-entitled caused was continued to
3	hearing?	3	December 13, 2018, at 7:30 p.m.)
4	CHAIRMAN CASHMAN: I thought in the	4	
5	past we've closed the public hearing, continued	5	
6	the meeting, and then reopened the public	6	
7	hearing at the next meeting.	7	
8	MR. YU: Right.	8	
9	MR. WILLOBEE: Hinsdale Meadows we did.	9	
08:41:42PM 10	MS. CRNOVICH: At least four times.	10	
11	CHAIRMAN CASHMAN: For like a year,	11	
12	okay.	12 13	
13	MR. JABLONSKI: Do you want to move	13	
14 15	that? MS. BRASELTON: Sure.	14	
15	CHAIRMAN CASHMAN: Do we have a motion	16	
10	to close the public hearing?	17	
17	MS. BRASELTON: So moved.	17	
19	MR. UNELL: Second.	19	
20	CHAIRMAN CASHMAN: Jim?	20	
21	MR. KRILLENBERGER: Aye.	20	
22	MS. BRASELTON: Aye.	22	

1	46 STATE OF ILLINOIS)
-) SS.
2	COUNTY OF DU PAGE)
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3	
J	I, JANICE H. HEINEMANN, CSR, RDR, CRR,
4	do hereby certify that I am a court reporter
4	doing business in the State of Illinois, that I
5	reported in shorthand the testimony given at the
J	
6	hearing of said cause, and that the foregoing is
0	a true and correct transcript of my shorthand notes so taken as aforesaid.
7	notes so taken as dioresalu.
7	
8	
0	Janico H. Heinemann CSP. DDP. CDP
9	Janice H. Heinemann CSR, RDR, CRR License No 084-001391
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VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant	Owner
Name:	Name:
Address:	Address:
City/Zip:	City/Zip:
Phone/Fax: ()/	Phone/Fax: ()/
E-Mail:	E-Mail:

Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)

Name:	Name:
Title:	Title:
Address:	Address:
City/Zip:	City/Zip:
Phone/Fax: ()/	Phone/Fax: ()/
E-Mail:	E-Mail:

Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)

II. SITE INFORMATION

Address of subject property:			
Property identification number (P.I.N. or tax number):			
Brief description of proposed project:			
General description or characteristics of the site:			
Existing zoning and land use:			
Surrounding zoning and existing land uses:			
North:	South:		
East:	West:		
Proposed zoning and land use:			

Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:

Site Plan Approval 11-604	Map and Text Amendments 11-601E Amendment Requested:
Design Review Permit 11-605E	
Exterior Appearance 11-606E	Planned Development 11-603E
Special Use Permit 11-602E Special Use Requested:	 Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: _____

The following table is based on the _____ Zoning District.

	Minimum Code	Proposed/Existing
	Requirements	Development
Minimum Lot Area (s.f.)		
Minimum Lot Depth		1
Minimum Lot Width		
Building Height		
Number of Stories		
Front Yard Setback		
Corner Side Yard Setback		
Interior Side Yard Setback		
Rear Yard Setback		
Maximum Floor Area Ratio		
(F.A.R.)*		
Maximum Total Building		
Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements		
Parking front yard setback		
Parking corner side yard		
setback		
Parking interior side yard		
setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure	$ $ \vee	\downarrow
Information		

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance:



COMMUNITY DEVELOPMENT DEPARTMENT ZONING CODE TEXT AND MAP AMENDMENT APPLICATION

Must be accompanied by completed Plan Commission Application

Is this a: Map Amendment Text Amendment

Address of the subject property

Description of the proposed request:

REVIEW CRITERIA

Section 11-601 of the Hinsdale Zoning Code regulates Amendments. The amendment process established is intended to provide a means for making changes in the text of the Zoning Code and in the zoning map that have more or less general significance or application. It is not intended to relieve particular hardships nor to confer special privileges or rights. Rather, it is intended as a tool to adjust the provisions of the Zoning Code and the zoning map in light of changing, newly discovered, or newly important conditions, situations, or knowledge. The wisdom of amending the text of the Zoning Code is a matter committed to the sound legislative discretion of the Board of Trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Board of Trustees should weigh, among other factors, the below criteria.

Below are the 14 standards for amendments that will be the criteria used by the Plan Commission and Board of Trustees in determining the merits of this application. Please respond to each standard as it relates to the application. Please use an additional sheet of paper to respond to questions if needed. If the standard is not applicable, please mark N/A.

- 1. The consistency of the proposed amendment with the purpose of this Code.
- 2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
- 3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.

- 4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.
- 5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.
- 6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
- 7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
- 8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
- 9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.
- 10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.
- 11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification.

- 12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.
- 13. The community need for the proposed amendment and for the uses and development it would allow.
- 14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.

DRAFT - 09-26-18

ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 9-106 (SIGNS) OF THE HINSDALE ZONING CODE RELATIVE TO INTERNALLY ILLUMINATED SIGNS IN THE B2 CENTRAL BUSINESS DISTRICT

WHEREAS, the Village of Hinsdale (the "Village") has received an application (the "Application") from the Village of Hinsdale (the "Applicant") pursuant to Section 11-601 of the Hinsdale Zoning Code ("Zoning Code") for an amendment to the text of subsection 9-106.J of the Zoning Code relative to prohibiting internally illuminated signs in the B2 Central Business Zoning District (the "Proposed Text Amendment"); and

WHEREAS, the Board of Trustees has given preliminary consideration to the Application pursuant to Section 11-601(D)(2) of the Hinsdale Zoning Code, and has referred the Application to the Plan Commission of the Village for consideration and a hearing. The Application has otherwise been processed in accordance with the Hinsdale Zoning Code, as amended; and

WHEREAS, on ______, 2018, the Plan Commission held a public hearing on the Application pursuant to notice thereof properly published in The Hinsdalean, and, after considering all of the testimony and evidence presented at the public hearing, recommended approval of the Application by a vote of __ (_) in favor, ____ (_) against and __ (_) absent, as set forth in the Plan Commission's Findings and Recommendation for Plan Commission Case No. _____-2018 ("Findings and Recommendation"), a copy of which is attached hereto as <u>Exhibit A</u> and made a part hereof; and

WHEREAS, the Village is an Illinois non-home rule municipality, having all of the powers and authority granted to such municipalities pursuant to law, including authority to amend the existing Zoning Code regulations relative to signs within the business and other districts of the Village; and

WHEREAS, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission, the factors set forth in Section 11-601(E) of the Hinsdale Zoning Code and all of the facts and circumstances affecting the Application, and have determined that the approval of the Proposed Text Amendment, as set forth below, is in the best interests of the Village and is demanded by and required for the public good.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hinsdale, Cook and DuPage Counties, Illinois, as follows:

SECTION 1: Each whereas paragraph set forth above is incorporated by reference into this Section 1.

SECTION 2: The President and Board of Trustees, after considering the Findings and Recommendation of the Plan Commission, and other matters properly before it, adopts and incorporates the Findings and Recommendation of the Plan Commission as the findings of this President and the Board of Trustees, as completely as if fully recited herein at length. The President and Board of Trustees further find that the Proposed Text Amendment set forth below is in the best interests of the Village and is demanded by and required for the public good.

SECTION 3: Subsection J.7.b. (Illumination/Other Signs) of Section 9-106 (Signs) of Article IX (District Regulations of General Applicability) of the Hinsdale Zoning Code is amended to read in its entirety as follows:

7. Illumination:

(a) Signs without permits: Signs permitted pursuant to subsection F of this section shall be illuminated only as permitted in that subsection.

(b) Other signs: Signs permitted pursuant to this subsection J may be illuminated only by indirect or, for signs other than in the B-2 district, by internal white light not exceeding fifty (50) foot-candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face; provided, however, that projecting signs shall not be illuminated. Signs in the B-2 district may not be internally illuminated.

SECTION 4: Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

	PASSED this	day of	2018.
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AYES: _____

NAYS: _____

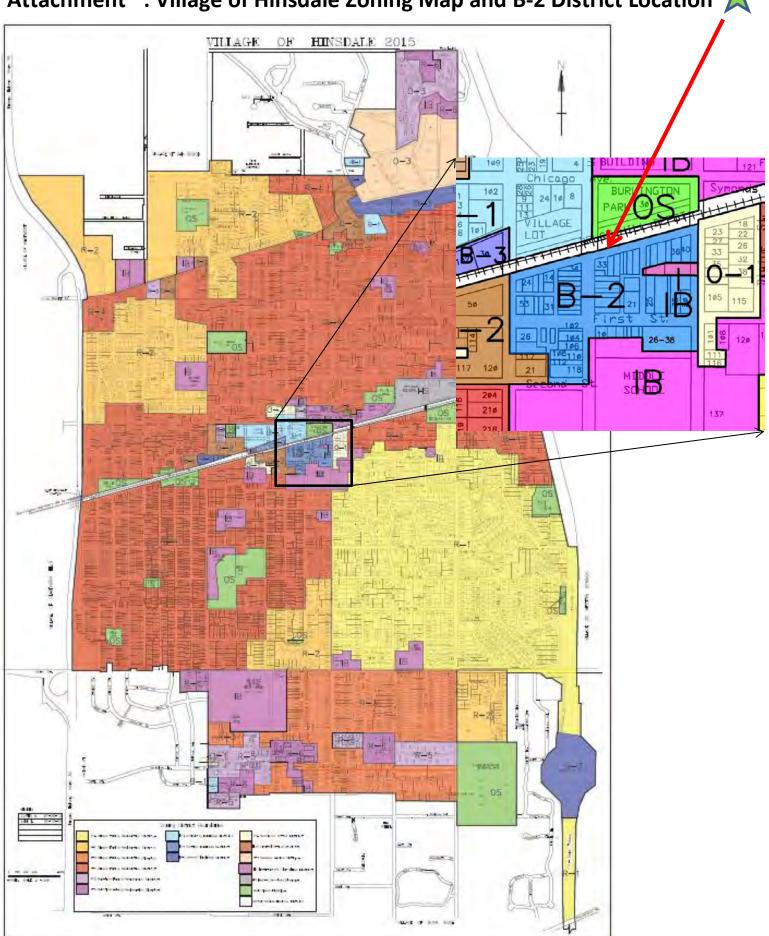
ABSENT: _____

APPROVED by me this _____ day of _____, 2018, and attested to by the Village Clerk this same day.

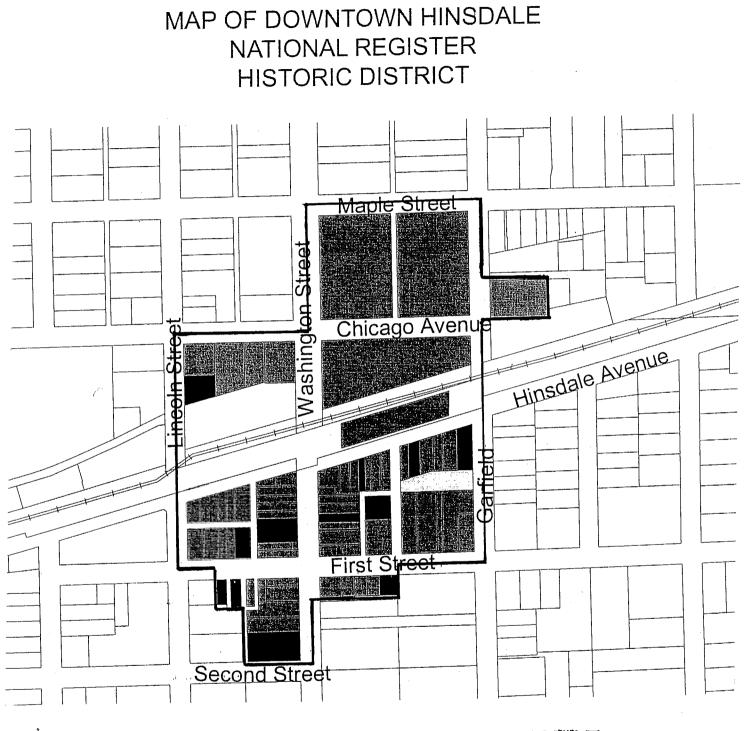
Thomas K. Cauley, Jr., Village President

ATTEST:

Christine M. Bruton, Village Clerk



Attachment : Village of Hinsdale Zoning Map and B-2 District Location ★



Contributing Non-Contributing



HISTORIC CONSULTANTS